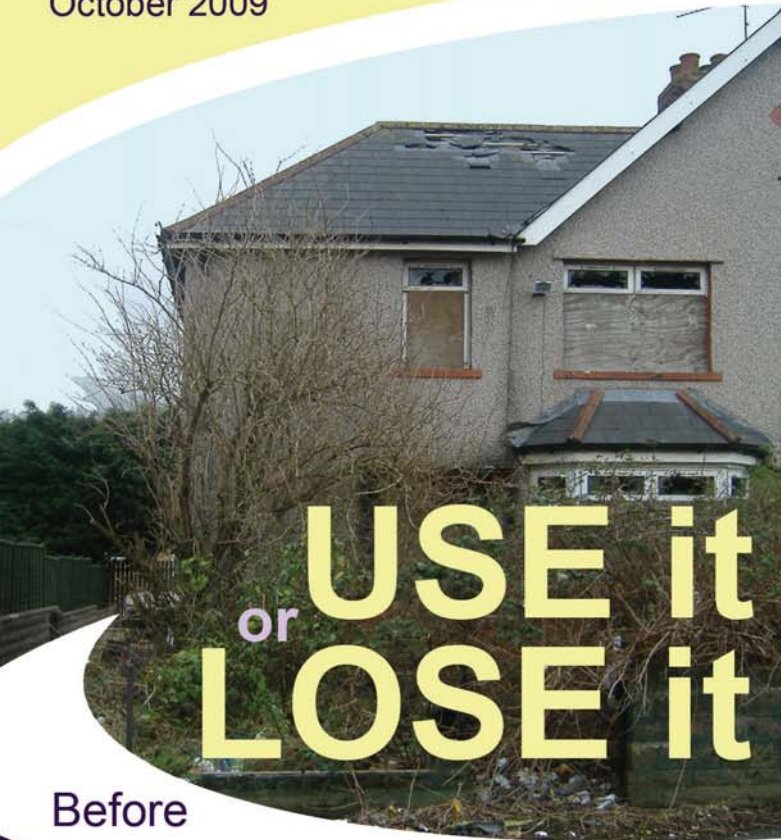


Why are empty properties a problem?

How to turn an empty property into income

Who to contact.....and more

October 2009



The Council's tough stance on empty homes means that the clock is ticking for owners in Cardiff who leave their properties empty. Ignoring the problem could lead to Prosecution, Compulsory Purchase, Enforced Sale or Empty Dwelling Management Orders (EDMO's).

What will happen if my house remains empty?

Empty houses represent a lost opportunity where demand for housing is high and housing supply is inadequate.

Cardiff Council is taking the lead in bringing much needed empty houses back into occupation. It believes that boarding up long-term empty properties to prevent them being broken into by squatters, vandals, drug dealers and arsonists is not a sustainable solution. The only effective answer is to get them back into occupation.

Read on to find out why empty properties are a problem....

Proud to Deliver

Why are empty properties a problem?

They attract anti-social activity, including vandalism and arson attacks, resulting in an increased fear of crime for neighbours.

Ugly, boarded up houses blight the surroundings and create environmental problems.

They reduce the value of neighbour's property - this can be by as much as 10%

They discourage further investment in the area, leading to neighbourhood decline.

Empty homes means more 'green field' development as housing pressure increases.

Vandalism

This property was left empty and was vandalised within a matter of weeks

Don't let this....



....Become this



Empty Dwelling Management Orders (EDMO's)

Cardiff Council will be introducing EDMO's as a means to tackle the problem of empty homes.

An EDMO is an order that, once approved by an independent Residential Property Tribunal, gives the Council the right to possession of a property without affecting the rights of the owner. Whilst the Council does not take ownership of the property, it is entitled to possession of it and becomes responsible for the day to day management.

There are two types of EDMO. An interim EDMO lasts for an initial period of no more than 12 months, but the Council must ask the owner's approval before the property can be let. If no agreement can be made, the Council can make a final EDMO, which can last up to 7 years. The owner has no right to decide how the property is occupied under a final EDMO.

Are you the owner of an empty property?

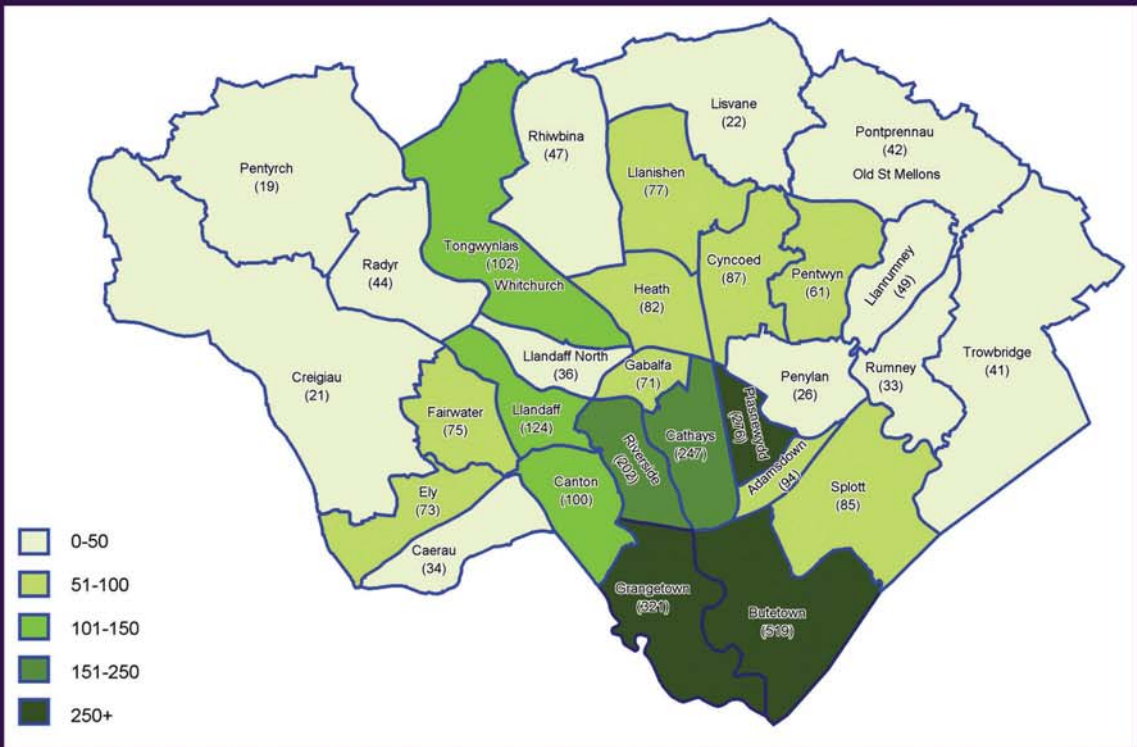
In cases where owners are unwilling to return their property to beneficial use - either by renting it out or by selling it, the Council's Private Sector Housing Service will take action. If you are the owner of an empty property, read on to find out what you can do.

Turn this into an income.

Further details on page 4



Location of Empty Properties within Cardiff



As can be seen from the map, Empty Properties affect the whole of Cardiff with the highest concentration in popular inner city areas such as Grange-town, Cardiff Bay and Plasnewydd where demand for private rented housing is very high.



“Who would live in a house like this?”

This terraced property was in a very poor state of repair. It was owned by a Housing Association who, once contacted by the council, renovated the property and sold it to a family.

Its renovation and re-occupation has made a huge difference to the look and feel of the neighbourhood.



Before

After



This was originally a derelict shop and flat whose appearance, with the boards and graffiti, was having a detrimental affect on the area. After several years of communication with the Council, the procedure for the Compulsory Purchase of the property was instigated. The owner did not want to lose the property, so after receipt of the Order, renovation works were started to get it ready for re-occupation.



How to turn your property into No Hassle monthly income

The Private Sector Housing service within the Council has a team specifically dedicated to getting empty homes back into beneficial use. They work with homeowners to decide on the best course of action for their empty property. This is the Private Sector Improvement and Development Team (PSID) and they can be contacted at privatesectorhousing@cardiff.gov.uk or on 029 2087 2000

Cardiff is a popular city for those seeking to rent a property, and a wide range of properties are needed to satisfy demand. The Rentright website (www.rentright.co.uk) has a chart showing average rent levels for different types of property in Cardiff, from a 1 bedroom flat to a 5 bedroom house.

How can I find out more?

Contact the Council to find out about renting your property and for a list of Estate Agents in Cardiff

Email: privatesectorhousing@cardiff.gov.uk
Tel: 029 2087 2000

Creating Homes

Did you know?
The Council helped 80 owners last year to get their properties back into occupation....We are here to help.

At any one time there are around 1450 homes sitting empty in Cardiff

Empty Homes Action Wales Group

Shelter Cymru has established an Empty Homes group consisting of all Local Authorities in Wales including Cardiff Council. This group shares best practice throughout Wales, provides expertise on empty homes and offers a support network

In addition, an Empty Homes Reporting Website has been established which allows anyone to report an empty property in their area. This site aims to make it as easy as possible for you to get empty homes in your area put back into use. It allows you to view empty homes that have been reported and see what has been done about them. If there is an empty property in your area you would like to report go to <http://reportemptyhomes.com/>

Shelter
Cymru



Empty Home in disrepair leads to Enforced Sale

Sell your home!

If you want to sell an empty home there are a number of options:

You could sell or lease to a Housing Association. Relevant contact details can be provided or a referral can be made on your behalf.

You could sell through an estate agent or at an auction.

You could sell to a property investor, we hold a list of people who are interested in buying an empty home.

For help with any of these options contact the Private Sector Housing Service.



“...despite the help available many people still choose to do nothing”

The owner of this empty home had let the property run into a state of such disrepair that legal action was taken.

The house could have been sold or rented out to tenants, but the property was kept empty for so long it had become a blight on the local community.

“With so many people waiting for homes it does seem criminal to have so many properties standing empty” said Councillor Judith Woodman, Cabinet Member for Communities, Housing and Social Justice.

Owners have a number of better options such as selling through an estate agent, to a private buyer, to a Housing Association, or renovating the property to be let to tenants.

About 1 in 20 homes in the UK are empty

Last year the Private Sector Housing Service was dealing with 150 properties at various stages of the Compulsory Purchase Order Process, one of which were confirmed. A further 47 properties are being assessed.

If you are worried about an empty property that you own, you can contact the Council for advice.

We are here to help.



Who benefits?

Everyone benefits when a home is brought back into use. Improving the condition of a property and bringing it back into use reduces the financial burden of keeping it empty and turns it into a valuable asset. It also helps improve the area so that neighbours can stop worrying about vandalism and crime. Bringing an empty property back into use also provides a much needed home for a family in need and protects your asset.

What next?

To find out more about the help available to re-occupy empty homes contact the Council's Private Sector Housing Service.



Contacts

Private Sector Housing
Cardiff Council
PO Box 67
Cardiff
CF11 0BA

Tel:
029 2087 2000

Email:
privatesectorhousing@cardiff.gov.uk

Website:
www.cardiff.gov.uk/emptyhomes



Other useful contacts:

For advice on Landlord and Tenant Law,
and Housing Benefit:
Housing Help Centre
Marland House, Central Square
Cardiff, CF10 1PF
Tel: 029 2087 1050

For Council Tax Enquiries:

Connect 2 Cardiff
Tel: 029 2087 2087
Email: c2c@cardiff.gov.uk
Fax: 029 2087 2086
Website: www.cardiff.gov.uk
SMS: 07967 222087

Minicom: 029 2087 2085 (Mon - Fri)
029 2087 1787 (Sat)