

## Empty Property Strategy Action Plan

**Overall Objective:** To reduce the number of empty properties in the City

**Specific Objective :** From Housing and Regeneration City Priority Plan

3,200 private sector empty properties brought back into use

Outcome	By Whom	Key Tasks to be Undertaken	Progress
Bring together all evidence on the number of empty properties	JH	Council tax data to be collected Other sources of empty property information to be brought together	Completed – monitoring on going. Monthly information published on LCC website.
Map empty properties within Leeds Investment Plan (LIP) priority areas and Neighbourhood Pride areas (high risk private sector housing)	JH	Empty properties mapped out in key regeneration areas. Also boundaries to be agreed for other high priority areas, eg City Centre and Student Areas. All data agreed but actual mapping work to be carried out by specialist team.	Completed - all areas agreed and monitored since May 2012 The information includes trends on house prices, turnover, rental levels as well as empty properties in the areas
Establish Steering Group to deliver action plan	MI	Terms of reference and membership of the group established . First meeting held in October , meetings held quarterly.	Ongoing
Explore funding opportunities from all sources	MI/MG	To request funding from S106 pot to bring empty properties back into use. To work in partnership with RSLs to access empty homes money from the HCA To work in partnership with community and voluntary groups to access 'community grants programme funding' To explore new homes bonus (NHB) as a potential funding stream	Progress – HCA funding obtained via Engage Partnership. Work on going with third sector partners (Canopy, LATCH, GIPSIL) to deliver their projects by March 2012 Following from on from Call to Action working with the third sector to identify potential new funding sources available for empty properties which they can bid for i.e. Transition Funding bid Oct 12  5 <sup>th</sup> Sept – Exec. Board approved additional funding to support empty homes via the NHB.  Consideration being given to the use of the HRA to purchase and renovate empty homes within predominately LCC estates. This could be via CPO or negotiated sales based on individual

			cases and costs.
Develop a protocol for disposing of empty properties regardless of tenure	MI	Review existing protocols for the disposal of empty properties . To consider disposal of properties with partners to try and gain common ground to protect areas. Pilot scheme to be piloted in Chapeltown.	Protocol completed and being piloted as part of the CHIS. The protocol will be review by all partners – RP’s ALMO and LCC – to ensure that it is fit for purpose after 12 months January 13) with a view agreeing the principles across the city.
To produce new Empty Property Strategy	MG/MI	New Empty Property Strategy to be produced.	Completed – awaiting publishing Oct 2012
To examine new ways of working to help bring back more empty properties back into use	MI/JS	<p>To examine ways of working with the private sector to bring back more empty properties and to provide an increased supply of affordable homes</p> <p>To work with third sector to look at developing better ways of working with empty home owners, how the sector can help further in addressing the issues</p>	<p>Progress-</p> <p>Various meetings with private sector investors to consider financial models which may allow them to invest in empty homes</p> <p>Consideration of a LCC Private Sector Leasing Scheme – work has commenced on potential models in conjunction with RP partners, ALMO and private sector partners. Ongoing. Looking to develop proposals for a scheme by March 2012.</p> <p>Following on from the Call to Action – Empty Homes Leeds Day – working with Social Business Brokers to develop a business case to deliver some of the outcomes from the day. This is to consider what added value these can bring to the work already undertaken and its potential in an “invest to save” modelling. Discussions on going on the case and funding.</p>
To raise the profile of empty homes	MI/JS	Development of a communication strategy	<p>Progress</p> <p>Part of the discussions around the Call to Action involved better communication and website development</p> <p>Regular meetings with LCC Communication Team on the issue and looking at being more proactive with success stories and links to media campaigns</p>

			All empty property owners are communicated with on a monthly basis to help them address their empty homes.
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