

Empty Properties

Recycling an empty near you



Mansfield District Council

Creating a District where People can Succeed

What is classed as an Empty property?

Privately owned non commercial dwellings that have been unoccupied as a main residence for a period of 6 months or more.

Why is action required?

Empty homes are a wasted resource, especially in an area of high demand where housing is in such short supply. They can also be targets for crime and can attract vandals, squatters and general anti-social behaviour. Bringing empty homes back into use is a sustainable way to meet future housing demand and can improve the whole community.

An empty property can cost its owner more than £6,000 in lost income, security charges and insurance.

The Council currently aim to return 20 empty properties to use that have been vacant for 5 years or more.



What are the benefits?

For the owner-

- Peace of mind and additional security.
- An occupied property in good condition will increase in value.
- Rental income.
- Council Tax paid by tenants.

For the Community-

- Improves the appearance of the neighbourhood.
- Provides housing for local people in need of a home.
- Eases the pressure for housing development on green-field sites.
- An increase in the value of neighbouring homes.
- Increased trade for local shops and businesses.
- Reduces the risk of squatters, vandalism and crime.

Options to consider:

- Repairing / converting the property for occupation.
- Living in the property yourself.
- Renting out the property yourself.
- Leasing the property through a letting agent.
- Leasing the property to a Housing Association.
- Selling the property to a Housing Association.
- Selling the property to a private developer.
- Selling the property on the open market.

Reporting an Empty Property

If you want to report an empty property, or own one and wish to discuss ways of returning it to use, please contact us.

Online

<http://www.mansfield.gov.uk/article/6673/Empty-homes>

Via email

emptyhomesadmin@mansfield.gov.uk

By telephone

Empty Property Admin 01623 463212

Or write to

Empty Property Officer,
Private Sector Housing,
Civic Centre,
Chesterfield Road South,
Mansfield,
Notts.,
NG19 7BH.

Note: Properties that we do not wish to be informed of; include those that are used as holiday/second homes, commercial premises or where the occupier is temporarily away from the property.

Service Standard

We constantly review the standards of our service. However, if you have a complaint or if you have any comments or suggestions for improvement, please contact us via the details above.

What happens next?

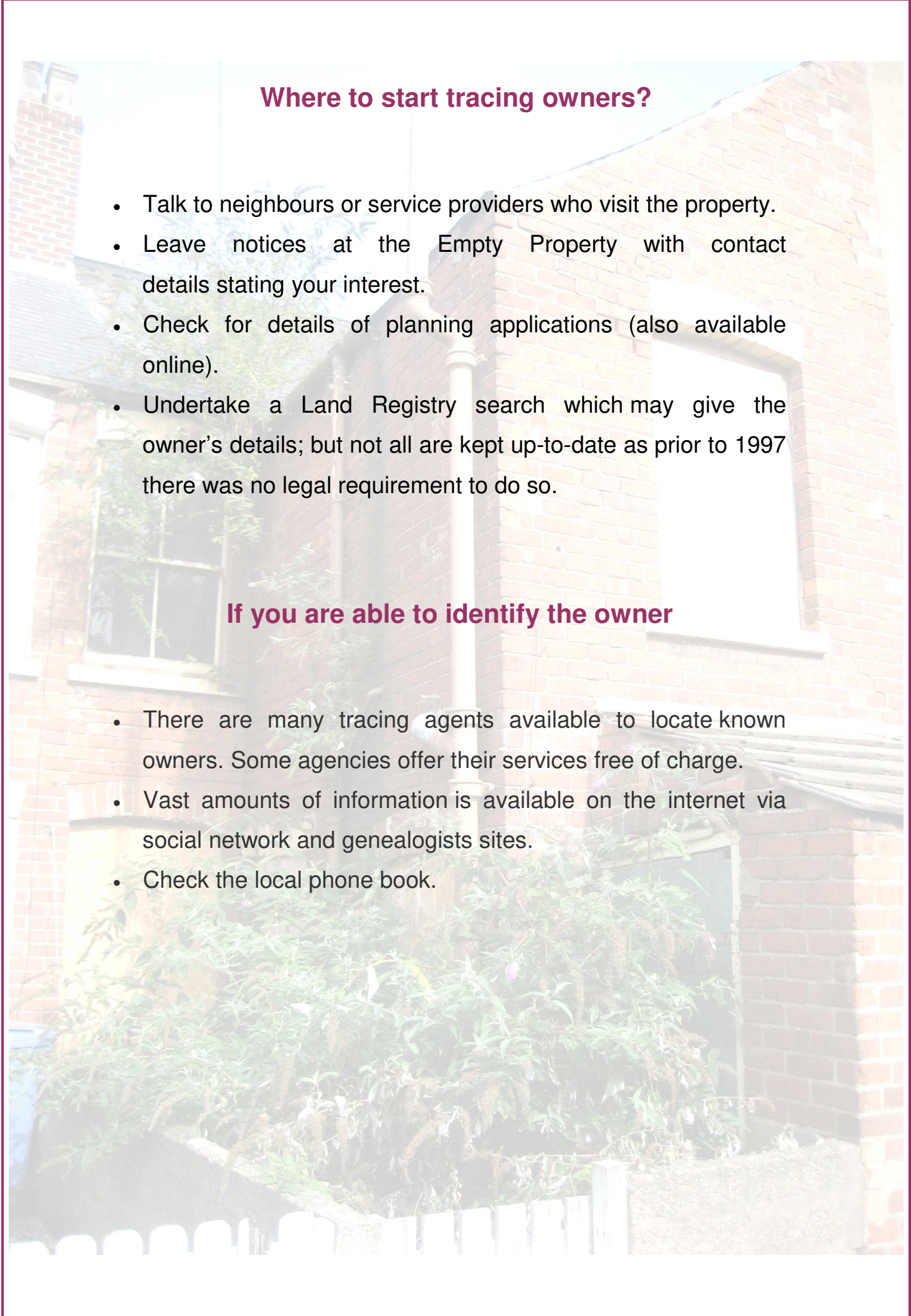
- A visit to the property will be made within 3 working days.
- Respond to complainants within 3 working days.
- Attempts will be made to identify and contact the owner, using current Council Tax records, Land Registry search and by talking to local residents.
- Establish how long the property has been empty and for what reason.
- Undertake enforcement action* with the assistance of Council Tax, Building Control, Environmental Health and Planning. (*where necessary).
- Each case is different, therefore it is difficult to give timescales on returning empty homes back to use. However, we will keep you informed throughout the process.

What enforcement can the Council use?

- Empty Dwelling Management Order (EDMO).
- Compulsory Purchase.
- Enforced Sale.

Action may also be implemented to improve the appearance of the property and to ease the impact on the surrounding neighbourhood, and ensure properties are not dangerous and causing a nuisance.

Each case will be considered on its own merits in terms of assessing enforcement options available.



Where to start tracing owners?

- Talk to neighbours or service providers who visit the property.
- Leave notices at the Empty Property with contact details stating your interest.
- Check for details of planning applications (also available online).
- Undertake a Land Registry search which may give the owner's details; but not all are kept up-to-date as prior to 1997 there was no legal requirement to do so.

If you are able to identify the owner

- There are many tracing agents available to locate known owners. Some agencies offer their services free of charge.
- Vast amounts of information is available on the internet via social network and genealogists sites.
- Check the local phone book.

Useful Websites

Land Registry search

<http://www.landregistry.gov.uk/>

VAT discounts

<http://www.hmrc.gov.uk/index.htm>

Bona Vacantia

<http://www.bonavacantia.gov.uk/output/>

Council Tax Valuation Office

http://www.voa.gov.uk/council_tax/index.htm

Mansfield District Council Planning Dept

<http://www.mansfield.gov.uk/planning>

Communities & Local Government

<http://www.communities.gov.uk/corporate/>

Mouseprice – property information site

<http://www.mouseprice.com/>

Companies House

<http://wck2.companieshouse.gov.uk>

Should you require this leaflet in an alternative format or other language, please contact us via the details on page 4

Last reviewed 31st July 2017

