

Empty Homes Newsletter 2019

Welcome

The Empty Homes Team at Leicester City Council, set up in 2004, deal with properties that have been empty for 18 months or more.

Empty homes spoil the appearance of a neighbourhood and can lead to vandalism, fly-tipping, damp problems for adjoining property, vermin and fire.

Since its implementation, the team has bought over 3,100 privately owned empty properties back into use.

The Empty Homes Team

We work with owners to bring the property back into use. Owners are offered advice, support and guidance about the various options for their property.

If an owner does not address the problem with their empty property, the council has powers to take possession by way of a Compulsory Purchase Order (CPO). Since 2004, The Executive have approved 119 long term empty properties for CPOs as at August 2019, but this only happens in extreme cases.

Every case is different, so it is best to contact the Empty Homes Team for further advice – we are happy to investigate any property that is referred to us and provide an update of the outcome.

Unlocking the value of empty homes

More people need affordable housing in Leicester. The empty homes team helps to make privately owned empty properties available for housing again. They work with owners to bring properties back into use which may involve the owner selling their property on to a new owner or becoming a landlord and gaining rental income.

Success stories

The Empty Homes Team's intervention has allowed the following properties to be bought back into use. They are no longer a blight on the neighbourhood and have provided much needed family homes.

[original pics requested]

Report an empty home



Before

After

Before

After

Contact us

If you are an owner of an empty property and would like some advice or if you would like to report an empty property please visit our website for further information or contact The Empty Homes Team by email - emptyhomes@leicester.gov.uk or telephone 0116 454 5100.

Some options available

HEMOCOME

Once your property is habitable once again HomeCome can help take the stress of finding a tenant and managing their tenancy agreement through the Guaranteed Rent scheme

Providing a guaranteed rent for an owner means that HomeCome will take all the risks of being a landlord.

The Guarantee – HomeCome will enter a legally binding 5-year lease with you to undertake all the letting activities and take all the risk of letting. In return HomeCome will pay you a guaranteed rent.

HomeCome is a not for profit company created by Leicester City Council to assist in finding decent homes for people in Leicester.

For further information visit their website www.homecome.co.uk or contact Brian Jarman on 07703 766 698.

Information about VAT relief for the renovation of empty homes

Reduction of VAT to 5% for Properties Empty for 2 Years or more:

If your property has been empty for 2 years immediately prior to you starting renovation work, you may qualify for a reduction of VAT to 5%

Reduction of VAT to 0% - Properties Empty for 10 years or more:

If your property has been empty for 10 years immediately prior to you starting renovation work, you

may qualify for a reduction of VAT to 0%.

For further information on both schemes please visit HM Revenue & Customs website www.hmrc.gov.uk



Council Tax

Council Tax Long-term unoccupied levy (premium)

Since 1 April 2019 all properties that are unoccupied and unfurnished for two years or more will be charged double the Council Tax of occupied homes, unless an exemption applies.

There will be further increases applied from April 2020, homes more than five years empty will be charged three times the council tax of occupied homes.

From 2021, homes empty for more than 10 years will be charged four times the council tax of occupied homes

Further information can be found at leicester.gov.uk/your-community/council-tax/unoccupied-homes