

## 2 RENTING OUT PROPERTY

- We can provide you with contact details of all letting agents in the area.
- We can advise you how you could manage the letting of your property yourself.
- We can advise you of your rights and responsibilities as a landlord.

## 3 SELLING THE PROPERTY

- We can give you non biased advice if you wish to sell the property.
- We can provide you with contact details of all estate agents in the area.
- We can provide you with contact details for local social housing providers who may be interested in buying or managing your property for you.

**This list is by no means comprehensive and we always recommend that you contact the Council to see whether any further assistance could be arranged to help with your specific circumstance.**

## FINALLY

It is important that owners of empty properties are aware that the Council have access to a wide range of enforcement legislation that can be used to force an owner to carry out certain works on their property to make it safe, secure, and to ensure that a property does not adversely affect the area it is in. In exceptional cases, the Council may be forced to use Empty Dwelling Management Orders or Compulsory Purchase to ensure empty properties come back into use.

## HOW TO CONTACT

If you would like to discuss or feedback on any of the issues raised in this leaflet, talk about your own empty property or report an empty property within the district, please contact:

**Jennifer Delorenzo**  
**Housing Initiatives Officer**  
**Strategic Housing**  
**Bromsgrove District Housing**  
**Council House**  
**Burcot Lane**  
**Bromsgrove**  
**B60 1AA**  
**01527 881228**

**This leaflet can be provided in large print, braille, CD, audio tape and computer disc.**



**Bromsgrove**  
District Council

[www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)

The Council House, Burcot Lane, Bromsgrove B60 1AA.  
Tel: 01527 881385 Fax: 01527 881313



If you require  
interpretation and translation  
services please phone

**01527 881288**

# Empty Homes Realising the Potential!



**Bromsgrove**  
District Council

[www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)

# Empty Homes Realising the Potential !

Bromsgrove District Council is committed to helping any person affected by an empty property by offering support, advice and workable solutions to ensure that the property is bought back into use.

Having empty properties in our community does not benefit anyone, they have the potential to:

- Attract crime
- Attract antisocial behaviour
- Blight local neighbourhoods
- Deny homes to those in greatest need
- Increase pressure for new development

There are a number of benefits therefore for owners that decide to bring empty properties back into use.

They can benefit from:

- Increased rental income
- Increased capital value of property
- Increased sales potential
- Security against vandalism
- Security against squatters
- Loss of liability for council tax if property is rented out

## EMPTY PROPERTIES ARE WASTING YOUR MONEY

By leaving your property empty you will lose money ! The cost of an empty property in Bromsgrove District, including potential rent, taxes, insurances and other charges all adds up to over £7000 per year.

You may not be aware but properties that have been empty for over 6 months will still be liable for full council tax payments.

## ADVICE AND SUPPORT

There are a number of reasons why properties have been left empty and therefore there may be a number of ways that the Bromsgrove District Council could help:

### 1 REPAIRS TO THE PROPERTY TO BRING IT BACK INTO USE

- We can provide you with information on what work would be needed on a property to make it habitable.
- We can advise you whether you may be eligible for grant assistance to pay for these works.

- We can advise you of any building regulation or planning fees that may be required for any potential works that may be necessary.
- We can provide you with contact details of local contractors.
- We can advise you of potential ways to reduce your financial burden while returning your property in to use.

