

This report is a continuation from the last Empty Homes Progress Report, dated the 2nd April 2014.

The Empty Homes Officer has been in post for a year now, being appointed on the 1st July 2013. Since his appointment, a total of 386 empty properties in the Lancaster district have been identified and the owners have been contacted. 356 (92%) of these owners have responded or taken action further to correspondence being sent out by the Empty Homes Officer. Only 30 owners (8%) of the 386 have not been in touch or done anything with their empty properties to date; these owners are being pursued.

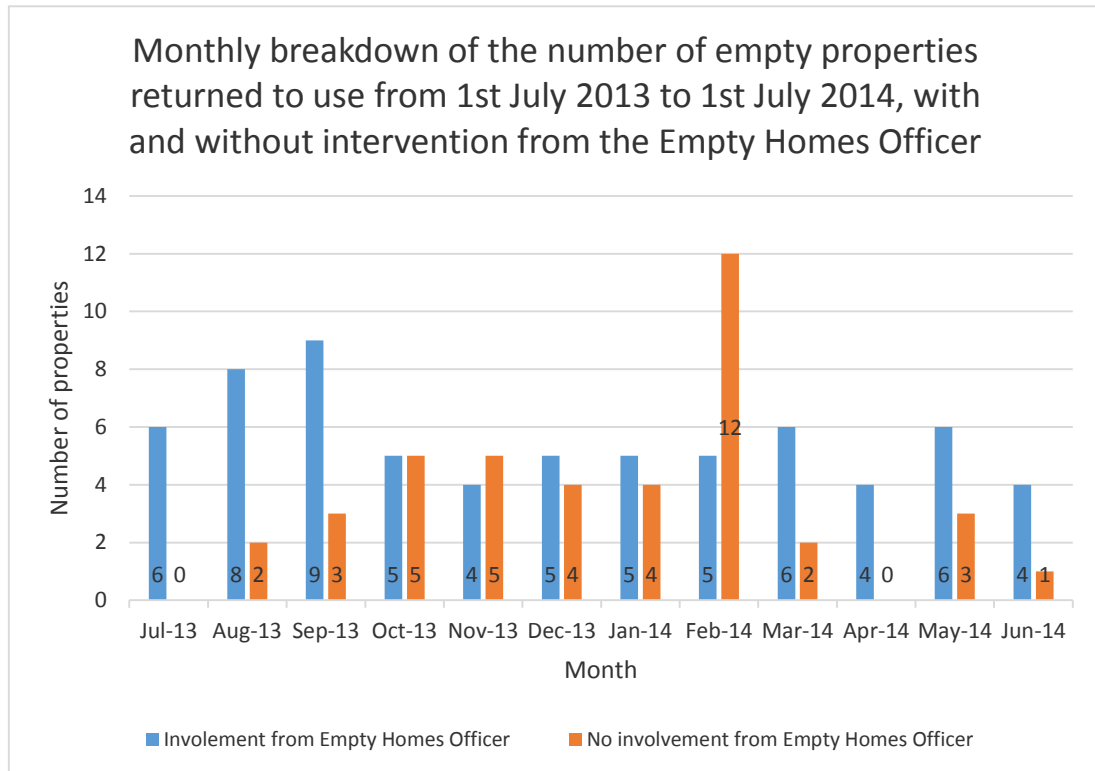
Below is a table representing the progress made so far since the appointment of the Empty Homes Officer. The figures are based on the 386 empty home owner's that have been contacted. (Please note, figures are fluid and change on a daily basis).

	Numbers	Percentages
Owner submitted Development Plans	5	1.30%
Owner is in the process of placing property up for sale / owner has placed property up for sale.	36	9.33%
Owner in process of renovating property with view of: selling/occupying/renting out	77	19.95%
Owner requesting assistance via the Methodist Action Schemes	8	2.07%
No works on property required and owner ready to move in	3	0.78%
Owner using property as a 2nd home	8	2.07%
Enforcement action being taken against owner	7	1.81%
Searching for persons responsible for property i.e. property owner deceased, search for their heirs etc	7	1.81%
No Further Action i.e. Property not fit for habitation; use of property has changed from domestic to commercial, etc	12	3.11%
Empty Homes Officer negotiating and liaising with owner with regards to the future of their property	115	29.79%
Property occupied with no involvement from the Empty Homes Officer	41	10.62%
Property occupied with involvement from the Empty Homes Officer	67	17.36%

Out of the 386 properties identified by the Empty Homes Officer, 61 of these are flats and 325 are single dwellings.

The average rate of empty properties which are being bought back into use with input from the Empty Homes Officer, measured from 1st July 2013 up until 1st July 2014, is **5.58 per month**.

Below is an illustration of the monthly rate empty homes in the district which are being bought back into use with and without the Empty Homes Officers involvement.



From the period 1st July 2013 to 1st July 2014, out of the 386 empty properties identified by the Empty Homes Officer, a total of 108 empty properties have been returned to use both with and without involvement from the Empty Homes Officer (A chart on the following page represents this).

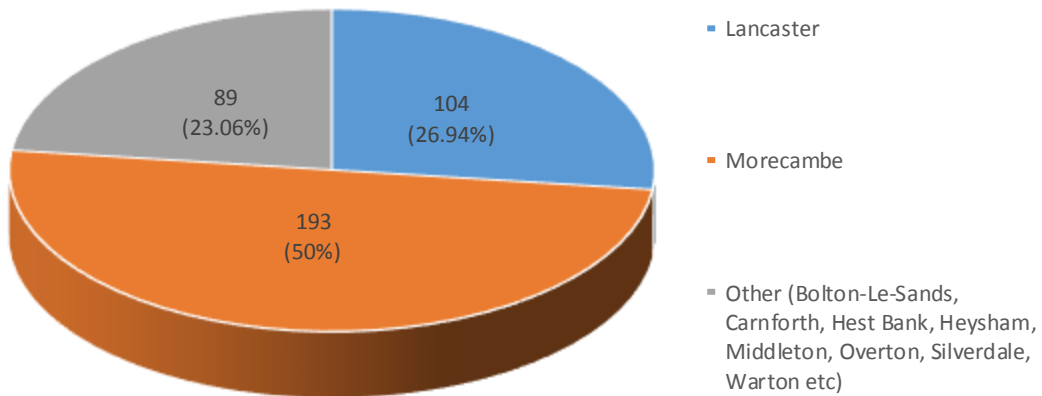
However, the owners of the 41 empty properties which were bought back into use with no involvement from the Empty Homes Officer, may have been influenced by the new empty property council tax premium charge, which was introduced in April 2013 and requires owners of empty properties with a vacancy date greater than 2 years to be charged a premium of 50% on their council tax bill.

If you have any questions or queries, please contact Andrew Dent (Empty Homes Officer).

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Other Empty Homes Statistics

Chart highlighting the locations of the the 386 empty properties identified from the 1st July 2013 to 1st July 2014.



Number of empty properties returned to use throughout the district from 1st July 2013 to 1st July 2014, with and without intervention from the Empty Homes Officer

