

Empty Homes Review Myths Busted

We have been running successful empty homes reviews for our local authority customers since 2011. We have undertaken nearly 500 of them and have plenty of evidence to demonstrate their success.

But we have only run reviews for 172 local authorities ... what reasons are given for not using our empty homes review service and are they valid?

1 Duplication of Work

Won't my Housing and Council Tax teams identify these properties as part of their day-to-day activity?

Yes, council officers can identify empty properties if there is a dedicated resource and one that can actually undertake site visits (but not during the current Covid-19 lockdown!). But it costs ... our evidence, gathered since 2011, shows that if a council chooses to undertake this activity in-house it will cost, on average, £83,000 for a small district and up to £176,000 for a unitary authority.

Communication

We communicate well with our community and expect citizens to "self-report" changes.

2

We don't charge for any self-reporters. However, we have shown that it is possible to double the national average long term empty removal rate with our rate of 23%. Most individuals are already paying council tax on their property so when their property becomes empty they do not feel the need to report it to the council.

3

Leave it Until Later

Isn't it more efficient to undertake the review in one go as near to the end date as possible?

Councils that leave the review until the last minute miss out. Last year, in the month after CTB1 submission, Capacitygrid identified a large number of properties that had become re-occupied and the relevant **local authorities missed out on £3,400,000 in additional New Homes Bonus funding.**

It's Just Like Other Reviews

The council is good at reviews so we'll just do this in the same way.

4

Reviewing empty homes is unique and highly specialised – you need to invest in the right data, systems and processes for the best results. This can be expensive and time-consuming for a council, but Capacitygrid has already made this investment. And we can manage a very successful review without property inspections (and therefore able to undertake reviews for councils during the current Pandemic).

Over £450m New Homes Bonus Generated

23% Removal Rate (x3 National Average)

Over 300 reviews undertaken in the last 5 years



Please don't hesitate to contact us if you require any further information.

Email us at: connect@capacitygrid.com
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