

Please Note:

In situations where a property is causing a nuisance or blight on the area, Bradford Council may have a responsibility to take enforcement action and may consider compulsory purchase of the property.

For further advice or information please contact the

Regeneration Team



01274 431703

www.bradford.gov.uk/housing

**Department of Regeneration,
Housing Service,
1st Floor South Wing,
Jacobs Well,
Bradford,
BD1 5RW.**






EMPTY HOMES AND HOUSING REGENERATION

It is estimated that there are over 5000 empty privately owned houses in the Bradford district. The Empty Homes and Housing Renewal Team is committed to reducing this problem and bringing empty houses back into use.

**PSH
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THE PROBLEM WITH EMPTY PROPERTIES

Empty properties can:

-  attract anti-social activity, including crime, vandalism and arson attacks, resulting in an increased fear of crime for neighbours;
 -  blight the surroundings and create environmental problems;
 -  decrease the property values of adjacent properties;
 -  discourage investment in the area, leading to economic decline;
- and*
-  result in more 'greenfield' development as housing pressure increases.

BRINGING EMPTY PROPERTIES BACK INTO USE...

... benefits the whole community as well as the owner. It provides an additional source of much needed housing and the surrounding environment is improved which encourages further economic regeneration in the area.

BENEFITS TO THE OWNER

It makes sense for owners to bring their empty property back into use as it could generate rental income, increase the value of the property or free up monies if the property is sold. An empty property is a wasted asset.

THE OPTIONS AVAILABLE

LETTING

Letting your property enables you to hold on to your property and gain additional income from rent at the same time. You could either manage the property yourself or employ a letting agent. Private landlords can also become Accredited and receive further benefits such as discounted rates for goods and services from over 250 Companies.

SELLING

There are several ways of selling your empty property. You could sell the property on the open market, by auction, through an estate agent, or by advertising it yourself locally or on the internet.

Alternatively, the property could be sold directly to an individual who has expressed interest.

REFURBISHING

In many cases an empty property will need repair and refurbishment before it will be ready to live in. One incentive available to help fund the costs of refurbishment to bring an empty property back into use is a reduced V.A.T. rate if the property has been empty for more than 3 years. This could save up to 17.5% on the costs of refurbishing a property.