



**Broxtowe
Borough
COUNCIL**

Appendix 1

Empty Homes Strategy 2025 – 2030

July 2025

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1.0 Introduction

Empty homes in the Borough are a waste of a resource which, in a time of unprecedented demand for housing, could be better utilised by providing a home for someone to live in. Furthermore, an empty home can deteriorate over time and without intervention can cause wider negative impacts on an area such as having a negative impact on property values and amenity in the immediate neighbourhood as well as potentially attracting vermin and other anti-social behaviour, vandalism, fly tipping and potential squatting or other criminal activity. Empty homes also represent a risk for emergency services and put added pressure on council departments such as Planning Enforcement and Environmental Health.

Broxtowe Borough Council recognises the importance of bringing long-term empty homes back into use and the wider community benefits for local residents this can provide.

The Empty Homes Strategy 2025-2030 aims to build on the positive work already developed since the implementation of the original Empty Homes Strategy in 2010, to reduce the number of empty homes across the Borough. This document sets out the practical way the authority intends to do this.

2.0 Background to Empty Homes

2.1 What is an Empty Home?

A dwelling is defined as an empty home if it has been unoccupied for 6 months or longer. Privately owned empty homes are the focus of this strategy. However, concerns will be highlighted where an empty home owned by public bodies or housing associations (registered providers) requires attention.

Empty homes can be found in all areas, wards and locations across the Borough, and are not necessarily semi-derelict, boarded up or causing a problem.

At any given time, there will always be large numbers of empty homes around the Borough due to the natural flows and externalities of the housing market. This includes activity such as the buying and selling of homes, people and households relocating, property renovations, the process of resolving estates through probate, and short-term relocation for respite or other care. In most cases, these vacancies will be a short-term.

Whilst many properties are recorded as empty through their Council Tax accounts, it is also often the case that second homes, those that qualify for an unoccupied exemption, or even where a property is reported as occupied, can be referred to the authority as empty and unoccupied. All referrals, complaints and notifications are recorded and investigated as empty homes, until such

time that the Council's enquiries find that the property is in fact occupied or otherwise sufficiently used.

2.2 Why do properties become and remain empty?

There are a number of reasons why properties could become and remain empty over the longer term. These include:

- The property is difficult to sell or let due to its physical state and condition,
- It is currently being renovated, or the owner has plans to refurbish or develop the property,
- The owner does not have the capacity/finances/time/skills to manage or maintain the property or become a landlord,
- The property has been or is in the process of being repossessed,
- Probate – Where the previous owner has passed away, leading to an often-time-consuming administrative procedure,
- The owner is being cared for elsewhere, is in hospital or has been moved into a home/care,
- The property has been abandoned by the owner who now resides elsewhere,
- The property has been abandoned by the owner and the owner is untraceable,
- Land banking, when a property is left empty due to speculative investment, through acquiring a property,
- Inheritance, where probate has been granted and the beneficiary is yet to decide on future plans,
- Inheritance, where no arrangements have been made for succession,
- Where the property is adjoins, links to or forms part of a business, and the owner does not wish to let or sell,
- Where partners co-habit leaving the second property empty and they may choose not to sell the property or become a landlord,
- Older property owners moving into alternative accommodation for care or support needs, and they may choose not to sell the property.

It is important that the Council understands why individual properties become and/or remain empty over longer periods, along with the owner's circumstances and intentions, to tailor and deliver support and assistance appropriately.

2.3 Challenges presented by long term empty homes.

Dealing with an empty home is not always straightforward. Each property, its owner, their circumstances, and intentions are all unique. For example:

- A property may be used as a second home, and so not occupied on a permanent basis, but is still in use.
- Properties may be awaiting planning permissions and work is unable to commence whilst this is being sought. This may include specialist

permissions if they are a Listed Building or located in a Conservation Area.

- A property may be owned by a number of different people or companies who do not agree on how to use or dispose of it.
- The property may be subject to legal proceedings such as probate, divorce settlements or proceeds of crime (POCA) restrictions.
- Properties which have not changed/been subject to a mortgage since it became a requirement to register it, may not be registered with the Land Registry and information regarding the property will not be available from this source.
- It may not be immediately evident who the owner of a property is or where they are, as they may have moved away with little information available to trace them.
- Some properties are deliberately kept empty by the owner for specific reasons such as for their children when they leave home, elderly relatives who are in care or if they work or live away much of the time. Some are kept empty until the owner feels the housing market is suitable to sell the property at the price they want.
- The emotional attachment associated with a property, formerly a family home or owned by parents, can often lead to the reluctance or reticence to take action, or deal with a property immediately.
- There may be planning or other legal restrictions relating to how a dwelling can be occupied.

Some owners are often simply reluctant to engage with the Council and believe that as the property is privately owned the Council do not have the right to require action to return it to use. Owners may be unaware or have no concern for the affect the property has on the local area and surrounding properties. These are properties which are likely to be left empty for many years, fall into disrepair, and be the subject of future complaints and action.

Local Authorities have a range of professional experience across departments, legislative powers and tools at their disposal, the Council is able to provide a vehicle for a solutions-based approach that benefits all parties involved. As such, Local Authorities are considered to be best placed to tackle the issues that empty homes present.

2.4 Why long-term empty homes matter

The Council often receive complaints relating to long term empty homes from local residents, who rightly object to unsightly disused properties. There are resulting implications for the Council's Environmental Health, Private Sector Housing and Planning Enforcement teams etc. who have to use employee time and resources to investigate and intervene, deal with pests, general dilapidation, overgrown gardens, damage to neighbouring properties, anti-social behaviour and other issues.

Long term empty homes can have a direct impact on adjoining properties through issues such as damp and structural problems. Unsightly properties can be detrimental to neighbouring house prices and can result in a lack of

pride and investment in the area. The possibility of long-term empty homes attracting unwanted attention can cause anxiety and ongoing concern for local residents.

For owners of empty homes, leaving a property standing empty can become costly and be a source of unnecessary anxiety. By remaining empty and increasing in deterioration, the additional risk of vandalism and crime can lead to a property being difficult to insure, which could ultimately result in high repair costs or even mean a complete loss of asset.

Even the general deterioration of an unoccupied property will result in costs. Deterioration by lack of maintenance, insurance, council tax and premiums, utility standing charges and mortgage payments, all increase the financial liability of leaving a property empty, and one which can often become insurmountable for the owners. By renting or selling the property, not only are the above issues resolved, but there is the added advantage of gaining regular rental income or the capital generated from the sale of a property.

There is also an environmental impact of leaving homes empty. It is more efficient and sustainable to make better use of existing dwelling stock available than to use new land (particularly if greenfield sites).

Empty homes returned to use as domestic dwellings increase the availability of homes, including potentially affordable homes. Instead of being a source of concern these homes can be transformed from a wasted resource into a home for an individual or family in housing need, reducing homelessness or overcrowding.

3.0 Context

3.1 Nationally

3.1.1 Empty dwellings in England

According to Government figures (Ministry of Housing Communities and Local Government Live Tables), in 2024, there were over 719,000 empty homes across England, with over 260,000 of these being empty properties that have been empty for more than six months. On average, approximately 2% of the housing stock is empty at any one time, though a certain level of empty properties is necessary to ensure the normal functioning of the housing market and the modernisation of existing housing stock.

In the East Midlands, the total number of empty dwellings in 2024 stood at over 64,000. In Broxtowe in 2024, there were over 1,400 empty dwellings and 466 long-term empty (for over six months) dwellings.

Table 1. Trends in Empty Dwellings Nationally, Regionally and Locally 2020 - 2024

Year	2020	2021	2022	2023	2024
Total Empty (England)	665,628	653,025	676,304	699,126	719,470
Total Empty (East Midlands)	58,109	57,315	59,581	61,698	64,609
Total Empty (Broxtowe)	1,358	1,311	1,377	1,339	1,433
Total Long-Term empty (Broxtowe)	598	500	530	495	466

("Long term empty" is a term applied to dwellings which have been unoccupied and substantially unfurnished for over 6 months)

The overall level of empty dwellings fluctuates year on year, but there has been an increase in recent years and generally Broxtowe reflects the national and regional trends.

3.1.2 Other central government action

The government has given local authorities, owners and developers many tools to help bring empty dwellings back into use. In recent years:

- All local authorities have been encouraged to publish an empty homes strategy.
- Reduced VAT is payable for certain eligible work on properties empty for two years or more.
- Empty homes brought back into use as affordable housing may qualify for funding in certain circumstances.
- Introducing new tools such as The Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018 has given local authorities the ability to increase the council tax levy payable in respect of a long term empty dwelling and new enforcement options such as the Empty Dwelling Management Orders (EDMOs) introduced under the Housing Act 2004, which enable local authorities to put a privately owned empty property back into use as housing. Local authorities are now, in effect, empowered to take over most of the rights and responsibilities of the owner of an empty dwelling and to refurbish and rent the property without becoming the titled owner.

3.2 Locally

The Council's Vision for Broxtowe is for 'A greener, safer, healthier Broxtowe where everyone prospers'.

3.2.1 Broxtowe Borough Council Corporate Plan 2024 - 2029

Our corporate priorities include:

- Housing – a good quality home for everyone.
- Environment – Protect the environment for the future.
- Community Safety – A safe place for everyone.

3.2.2 Broxtowe Borough Council Housing Strategy 2025 - 2028

This strategy includes strands to:

- Regulate Housing effectively and respond to housing needs,
- Facilitate adaptations to the homes of disabled people in the private sector,
- Regulate private sector housing through enforcement of relevant legislation.

(HSLocal_11) reports on the number of cases closed in the last 3 months where a property has been returned to occupation.

3.2.3 Other local initiatives

Broxtowe Borough Council has introduced a practice of differential charging on empty properties. This is another incentive for owners of empty dwellings to bring them back into use in a timely manner.

1 year	=	100% levy so 200% Council Tax charge
5 years	=	200% Levy so 300% Council Tax charge
10 years	=	300% levy so 400% Council Tax charge

The Council has also introduced an Acquisitions Policy with the aim of increasing Council owned social housing in Broxtowe. This can include consideration of empty dwellings that meet the criteria.

The Council has a policy on the buyback of ex-council houses, which is set out in the Right to Buy – Right of First Refusal and Discount Repayment Policy which may prevent ex-council houses becoming empty.

Other dwelling acquisitions through s106 agreements, compulsory purchase orders etc. are considered in appropriate circumstances.

4.0 Aims and Objectives

4.1 Overall aim

The overall aim of this strategy is to return long-term empty dwellings in the private sector back into use in the most appropriate way and in the shortest possible time.

4.2 Key objectives

The four key objectives are:

1. Maintain accurate information on the number, type and location of empty dwellings within the Borough, shared as appropriate with other Council Services
2. Raise awareness with owners of the issues of empty dwellings.
3. Proactively review all long-term empty dwellings for action. Identify a top five empty properties that have a significant, negative impact on the surrounding neighbourhood, and those that have been empty for more than two years.
4. Work in partnership with others to achieve the overall aim. Where necessary, utilising statutory powers to require work to be carried out and monitoring the use of discretionary provisions (e.g., differential Council Tax charging) as a means of discouraging properties from remaining empty.

4.3 Key tasks

In working towards the overall aim, a series of key tasks and actions have been formulated to meet the key objectives. These will be dependent on resources available and are as follows:

4.3.1 Objective 1

Maintain accurate information (as practicable) on the number, type and location of empty dwellings within the Borough.

Tasks/Actions

- (i) Maintain a database of long-term empty dwellings,
- (ii) Check ownership details prior to interventions being carried out,
- (iii) Access Council Tax data to identify long term empty dwellings. The largest source of information received is through regular council tax data sharing, ensuring up to date information is obtainable. It is recognised that there may be a number of empty homes where full Council Tax is being paid, and the property has not been registered as being empty, or appear to be incorrectly rated and these will be referred back to Council Tax for further follow up as appropriate.

4.3.2 Objective 2

Raise awareness with owners of the issues of empty dwellings.

Tasks/Actions

- (i) Work with owners of empty properties to raise awareness of the options available to them,
- (ii) Promote information via the Council's corporate communications at least once annually and where possible to coincide with National Empty Homes week,
- (iii) Maximise opportunities by signposting to other advice, if appropriate, to make homes greener and more energy efficient,
- (iv) Provide, and regularly update, relevant information on the Council's website.

4.3.3 Objective 3

Proactively review all empty dwellings that have been empty for more than two years, identifying a top five that have a significant, negative impact on the surrounding neighbourhood or are already subject to other action by the Council (such as Planning, Building Control, Private Sector Housing or Environmental Health) or our partners (such as the Police/Fire Authority etc.) or enforcement or recovery action for Council Tax or work in default etc.

Tasks/Actions

- (i) Identify a top five long term empty dwellings to prioritise the limited resources for action, on the properties with most negative impact.
- (ii) Prioritisation will be predominantly on a "worst first" basis, using wider intelligence and may incorporate use of a scoring matrix (Appendix A) to rank properties that have been empty for more than 2 years.
- (iii) Engage in concentrated activity to target the five properties identified.

4.3.4 Objective 4

Work in partnership with others to achieve the overall aim. Where necessary, utilising statutory powers to require work to be carried out.

Tasks/Actions

- (i) Liaise with Council Tax section to check and update records on properties known as empty or to be second homes to ensure the correct rate of Council Tax is being charged.
- (iv) Maintain empty homes reporting tool on the Council's website.
- (v) Provide advice and assistance to those wishing to purchase or dispose of empty dwellings.
- (vi) Liaise with the Housing Division to identify properties which may be eligible for purchase using the "Acquisitions Policy."

- (vii) Prepare bespoke action plans in respect of individual properties. This may include use of tracing organisations to assist with identifying and tracing owners of long-term empty dwellings.
- (viii) Participating in multi departmental/agency empty homes panels to ensure appropriate coordination and review of the response to individual properties.

Where necessary, statutory powers to require appropriate work to be carried out will be utilised. Whilst these powers are not specifically aimed at bringing the properties back into use, they may contribute to an owner reviewing their decision to keep the property empty.

5. Our Approach

Implementation of the Empty Homes Strategy is carried out within existing resources and will be influenced by other service demands.

5.1 Starting point – Identify.

The process of bringing a long-term empty home back into use begins with correctly identifying empty dwellings and those which are believed to be long-term empty forms the starting point of the Council's approach.

The first step is identifying the location of the empty dwelling and the owner. This is not always as straightforward as it sounds – a rundown property may appear empty, but is actually someone's home, whereas a tidy house with curtains up may have been empty for years. The most useful way the Council has of gathering information about empty dwellings is through council tax records. Permission to use this information was introduced in the Local Government Act 2003 which allowed local authorities, for the first time, to use council tax information for: 'identifying vacant dwellings and taking steps to bring vacant dwellings back into use.' Members of the public also report individual properties which they believe to be empty. Other Council teams provide information about possible empty properties. This all provides valuable information and helps to build up a detailed picture of the situation in Broxtowe.

Other than council tax records, officers also liaise with Environmental Health, Planning, and Building Control, talk to neighbours, conduct Land Registry searches and check with the Probate Office, where appropriate.

Once the owner is identified, the Council will contact them and try to work with them in bringing the dwelling back into use and understand the causes of the property being empty long-term. The reasons why people leave property empty can vary enormously. Sometimes there are sensitive issues, for example a property where the owner has gone into residential care and has expectations of returning, or where a property is the subject of probate or a legal dispute where action cannot be taken until the matter is concluded.

Prioritising action on properties will be dependent on a number of factors and may utilise the scoring matrix in addition to an assessment of other intelligence and local circumstances.

5.2 Encourage

The Council will work with the owner offering advice and assistance, with the intention of bringing the property back into use through voluntary action on the owner's part in a timely manner.

Owners should know that whilst the Council would prefer to work with them, enforcement action is always an option and by owning a property, they have a responsibility for it and must act accordingly.

Contact escalates in seriousness from the first informal advice letter to a final warning actively presenting the possibility of enforcement action being taken to ensure the property is returned to use. If initial letters are unsuccessful then visits will be carried out in an attempt to engage with property owners and provide bespoke support. This work can be time consuming, but its success often reduces the need for further enforcement action. If this approach fails to produce the desired outcome, it provides additional information on the condition of the property and the other relevant information which may be required to justify a higher matrix score or further legal action.

5.3 Enforce

Enforcement action will be considered where a dwelling has been empty for at least two years and where it is considered that the dwelling is unlikely to be brought back into use because engagement is lacking or all other negotiations or progress on agreed actions has failed.

In identifying priority for further formal action in light of limited resources, consideration will be given to whether any other action is in progress – such as dealing with vermin, unsafe structures, overgrown properties etc. and any enforcement action will be considered in accordance with the Council's Enforcement Policy.

In determining the most appropriate course of action to bring a long-term empty dwelling back into use, consultation will also be undertaken with officers from Environmental Health, Planning, Building Control, Revenues and Legal etc. as appropriate. For the top five cases, a panel comprising of the above may be held with a Lead Officer appointed depending on which department is already pursuing enforcement action or are best placed to use the relevant powers available. Many of the other enforcement options will not directly result in the property being brought back into use but will address any more immediate concerns present.

Other Enforcement Options

Various enforcement options are available, and include:

Compulsory Purchase Order (CPO)

Compulsory Purchase of a dwelling carried out under section 17 of the 1985 Housing Act or under section 226 (as amended by Planning and Compulsory Purchase Act 2004) of the Town and Country Planning Act 1990. This allows local authorities to acquire property for the provision of housing or to make a quantitative or qualitative improvement to existing housing.

A CPO is the final solution to a problem empty property as it removes ownership from the current owner. Once the CPO is approved, the Council would arrange the sale of the property, preferably to a Housing Association partner, to develop as affordable housing. If this is not financially viable, the property will be sold on the open market subject to covenants ensuring the refurbishment and reoccupation of the property. Where the Compulsory Purchase Order process is used, the ex-owners will be entitled to compensation once the Council becomes the owner of the property.

Empty Dwelling Management Order (EDMO)

Available under section 133 of the Housing Act 2004, an EDMO can be made where an owner leaves a property empty and has no intention of securing its voluntary reoccupation. The Council and a partner agency undertake the management of a property (including carrying out works if applicable) and renting it out for a period of up to seven years, with the EDMO reviewed after that time, when it could return to the same owner that left it vacant and neglected in the first instance. Management costs and any refurbishment costs can be reclaimed from the rental income with any excess going to the owner.

There are currently limited examples of EDMOs in the country, with only 38 reported to have been secured since 2010. EDMOs are open to appeal at any stage and can be administratively burdensome.

Enforced Sale

Enforced Sale can be used for those properties that have charges raised against them following statutory improvement works where the property remains empty and is causing a significant nuisance to the surrounding area. The debt is marked as a caution on the land registry certificate at HM Land Registry and the local authority serves a Law of Property Act 1925 section 103 notice on the owner. The property is sold at auction and the cost of statutory works undertaken in default by the local authority, administration costs, and Land Registry fees for the Enforced Sale can be recovered from the sale. Enforced Sale can only be used where there is a debt to the local authority that can be registered as a statutory charge on the property or where a County Court has awarded an interim or final charging order for personal debts such as Council Tax.

Additional Statutory Powers

These are powers which may be used to deal with specific issues arising from long-term empty dwellings as appropriate.

Town and Country Planning Act 1990, Section 215

Where a property is having a detrimental impact on the amenity of an area, a notice under section 215 of the Town and Country Planning Act 1990 may be served requiring the owner to address the unsightly external appearance.

Where an owner fails to comply with such a notice, the Council may undertake the works in default and make a charge against the property.

Not only can the use of section 215 notices improve the amenity of an area, but they can also be used for the basis of an enforced sale.

Local Government (Miscellaneous Provisions) Act 1982, Section 29

This allows the local authority to secure an empty property against unauthorised access or to prevent it from becoming a danger to public health. While not a long-term solution to empty properties, it is a useful short-term measure to deal with immediate issues.

Building Act 1984, Section 59:

Where the condition of the drainage to a building is prejudicial to health or a nuisance.

Building Act 1984, Sections.77 and 78

Where an empty home is in such a condition to be dangerous or is seriously detrimental to the amenity or of the neighbourhood. This applies to dangerous or dilapidated buildings and requires the owner to make the property safe or enable the local authority to take emergency action to make it safe.

Building Act 1984 Section.79

Requires the owner to address the property adversely affecting the amenity of the area through its disrepair.

Prevention of Damage by Pests Act 1949 Sections 2-7

Requires the owner to take steps to clear the land of vermin and/or requires the owner to remove waste likely to attract vermin or gives the local authority the power to do so.

Environmental Protection Act 1990 Sections 79-81

Requires the owner to abate the nuisance or prevent its recurrence or gives the local authority the power to do so.

Housing Act 2004 Part 1:

Housing conditions, improvements and enforcement. While this may not be the first choice of action, it is an option which may be available.

Housing Act 1985

The power to place a demolition order on a dwelling where category 1 hazards exist, under the provisions of the Housing Health and Safety Rating System, and demolition is considered to be the most satisfactory course of action. The owner of the dwelling is responsible for its demolition and then retains ownership of the land.

Where a number of dwellings within the same area are considered suitable for demolition, the local authority can declare a Clearance Area. This results in purchase and demolition of the properties by the local authority which then owns the land.

Housing Act 1985 Section 17 and the Acquisition of Land Act 1981

Forms the basis for the compulsory purchase of land/buildings for the provision of housing accommodation.

Housing Act 2004 Part 4

Grants powers to take over the management of a property using Empty Dwelling Management Orders (EDMO).

Law of Property Act 1925, Part III

The basis for enforced sale where certain debts are owed to the Local Authority.

The Anti-Social Behaviour, Crime and Policing Act 2014, Part 4

Allows for enforcement of matters considered to be detrimental to the quality of life to those in the locality.

Public Health Act 1961 Section 34

Deals with the removal of waste from property or land.

Public Health Act 1936 Section 83

Deals with the cleansing of filthy or verminous premises.

6. Achievements

Since the refresh of the Empty Homes Strategy in 2020, Broxtowe Borough Council has achieved the following:

- Established ownership details of all known long term empty dwellings.
- Produced a procedural guide for dealing with empty dwellings.
- Produced a list of contacts and agencies to assist in tracing owners.
- Produced a web-based empty dwelling referral form for use by the public.
- Participated in local Private Sector Landlords' Forums and promotion of information and local events for Landlords.
- Maintained regular updates on the Council's website to provide up to date information on empty dwellings.
- Reviewed the priority scoring matrix (this may be further refined in the interim).

- Brought 110 long term empty dwellings back into use as follows:

Year	2020/21	2021/22	2022/23	2023/24	2024/25
	28	25	26	13	18

This includes four out of the Top five we have identified for priority action.

7. Strategy Review

The Strategy will be reviewed at least every five years or sooner if required by legislative changes.

8. Document History and Approval

Date	Version	Comments
2010	Policy Created	
2015 and 2020	Updated	
2025	Updated	Cabinet July 2025

Appendix A: Empty Homes Priority Scoring Matrix

Each home which has been empty for more than two years will be assessed using a priority scoring matrix which considers various criteria. The result of this assessment is that the property will be placed in a category determining the priority level given for further action, where resources allow or be used to identify a top five Private Sector dwellings to implement a plan to return to occupation.

Properties will be reassessed when necessary / new information is obtained to ensure they remain situated in the correct categories and the correct level of priority is given. The categories will be classified as follows:

RED – (scores 55 or over)

Cases which fall into this category will be prioritised. All avenues will be explored with the owner to return their property to use in a way that suits their own needs, the needs of the community and the Council. Where assistance is refused and the owner is unwilling to cooperate, all enforcement options will be considered to establish the most appropriate course of action.

AMBER - (scores 31 - 54)

Cases which fall into this category will be considered a lower priority than those in the red category. Resources will still be invested in these cases and officers will work with owners in an attempt to prevent empty homes from deteriorating and being reassessed to a higher category. Where necessary, enforcement options will be employed if considered the most appropriate course of action. Cases in this category will be monitored on a more frequent basis than those properties which fall within the green category and will be reassessed where necessary.

GREEN - (scores less than 30)

Cases which fall into this category will be given a lower priority for action, but owners will be contacted and offered any assistance they may need to return their property back into use. These properties will be monitored for any change and reassessed where necessary.

Empty Homes Assessment Scoring Sheet

Listed within Criteria showing classification and score.

Time Empty

- Less than 1 year = 0
- 1 to 2 years = 5
- 2 to 5 years = 10
- 5 to 10 years = 15
- Over 10 years = 20

Location

- Extremely isolated with no access = 0
- Isolated property with access = 5
- Rural residential area = 10
- Urban residential neighbourhood = 15
- Prominent position = 20

Special Interest

- Listed Building = 10
- Located in a Conservation Area = 5

General Condition

- Well maintained = 0
- Acceptable for surrounding area = 5
- Noticeably empty/unattractive/overgrown = 10
- Extremely unsightly/detrimental to the area = 20

Unwanted Attention

- Attracting criminal activity such as graffiti, fly tipping, vandalism, anti-social behaviour = 20

Debts Owed to Broxtowe Borough Council

- No outstanding monies owed = 0
- Less than £500 = 5
- £500 to £2,000 = 10
- £2,000 to £5,000 = 15
- Over £5,000 = 20

Owner Interaction

- High level of cooperation = 0
- Average level of contact and efforts made = 5
- Minimal contact & little efforts made = 10
- No contact/untraceable/no efforts made = 20

Additional Factors

- Property is attached (semi-detached/terraced/flat) and in disrepair or insecure with a significant impact on adjoining occupiers = 5
- Property is insecure at ground level with evidence of unauthorised access = 5
- Active Statutory Notices in place (Planning/Building Control/Accumulations/Vermin/Statutory Nuisance) etc. = 5