



Empty Homes Purchase Scheme

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Background

- The Empty Homes Purchase Scheme was developed in 2013
- To date 60 properties have been brought back into use at a net cost of around £4 million.
- Budget - NLC Housing Revenue Account 2016/17 & Council Tax Levy
 - Affordable Housing Policy
 - Scottish Government Funding
- Our Aim – To increase the supply of Council Housing
 - Provide a service that is customer focused
 - Buy back properties that represent value for money to the council
- To date over 360 applications have been received for the scheme

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Would the Council buy your property?

The scheme buys privately owned properties that meet at least one of the following specific criteria below:

- There is an identified need for the type and size of property and it is located in a high demand area.
- The purchase of the property would give the Council complete ownership of a block and allow major common works to proceed.
- To meet the particular needs of a household which cannot be met from within the existing Council stock.

In addition the following criteria needs to be met:

- The property must be sold with vacant possession and be empty at the time of application.
- The combined cost of purchasing and bringing the property up to SHQS and NLC letting standard represents value for money to the Council.

How to apply to the Empty Homes Purchase Scheme

If an owner would like the Council to consider buying their property they need to complete an Application Form and provide the following information:

- Property location
- Number of bedrooms in their home
- Property type i.e. semi-detached, terraced, flat etc
- Who owns the property
- Is the property empty
- Outstanding property debt
- Have they been trying to sell the property on the open market
- Reason for applying to this scheme

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What happens next?

- Council staff attend the property to consider market value
- Information will then be used to assist the Council's Surveyor to come to a decision about the value of property
- Offer will be made to owner
- Property will go to Head of Service and Committee for approval
- When approved Conveyancing process will begin
- Settlement date is agreed
- Property comes back into Council stock

Benefits of the scheme –

A joined up approach from local services can deliver more for less including public sector, private sector and voluntary sectors:

- Working together can help to elevate Anti Social Issues
- Benefits the local community
- Makes better use of Police/ Fire & Rescue Resources/ Council Resources
- Improve owners overall well being

Making a Difference



Before



After

By tackling and bringing empty properties back into use the following can be achieved:

- To maximise existing housing resources
- To improve the existing built environment
- The provision of good quality affordable housing
- The minimisation of adverse environmental, social and local impact
- A possible reduction in the need to build on Greenfield sites
- To revive properties and communities and where applicable, support area regeneration schemes
- To ensure that housing needs are met across all tenures
- To provide training and empowerment for the community
- To support other corporate priorities, objectives and strategies

Before and After

Before



After



Summary

- 60 Properties brought back into use to date
- Assisting regeneration in areas where properties are causing a blight on an area
- Increase the supply of social rented housing across North Lanarkshire
- Buying back properties that demonstrate value for money

For Further Information Please Contact:

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