

Empty Property?

Don't be left counting the cost!

Empty properties don't just blight the neighbourhood - they can also leave the owner £10,669 out of pocket!

Charges and lost income from an empty property include:

- £2,347 Council Tax**
Council Tax on the average (Band D) empty property is £1565, plus an additional 50% for long term empty properties gives a total Council Tax bill of £2,347 per year.
- £6,582 Lost rental income**
Using the Local Housing Allowance rates for a typical 3 bedroom property gives a lost potential rental income of £6,582 per year.
- £1,000 Work in Default**
The potential costs for work carried out for failing to comply with notices served by the Council, including refuse and securing the property, could mean a liability of £1,000.
- £500 Insurance Premium**
Leaving a property empty for more than 30 days poses more risk to insurers and therefore higher premiums. Building insurance cost an average of £230 in 2014, but the additional premium cost is likely to be up to £500 per year.
- £240 Utilities Charges**
Utilities charge for maintaining supplies even if there is no usage, giving an annual cost of £240 per year.
- £10,669 TOTAL COST TO OWNERS**



Don't let your empty property land you with a massive bill. See how Wirral Council's Housing Renewal Team can help you improve, let, sell or lease your property through these schemes:

Empty Property Grant

If your property has been vacant for at least 6 months an Empty Property Grant of up to **£3,000** could help with refurbishment costs if works can be completed and the property reoccupied within 6 months of the grant approval date.

Empty Property Grants can be used towards structural, repair and improvement works. For example, a typical mid-terrace property could benefit from a contribution towards double glazing, plasterwork, rewiring, or a new kitchen, bathroom or boiler. The grant can also be used towards removing hazards.

Letting your Property

Accredited properties can be advertised to thousands of potential tenants through the Council's Property Pool Plus website and the Housing Options Team can also help find a tenant for the property.

Selling your Property

Wirral Council's Developer List can be used to market and sell your property to a private developer. After a short property inspection, interested developers are invited to submit sealed bids for property owner's consideration. There is no obligation to accept any bid.

Leasing your property

The Housing Renewal Team can help you lease your property to an accredited Managing Agent through the Refurbishment and Rental Initiative. Following a property inspection, Managing Agents may consider submitting a bid to owners for their consideration although there is no obligation to accept any bid.

Other help for occupied properties:

Cosy Homes Heating Grants

Grants are available to support central heating installation, boiler replacement and heating efficiency measures subject to the circumstances of occupant and the resources available.

Warmer Wirral Insulation Grants

Local charity Energy Projects Plus is working with the Council to provide grants to insulate solid walls, which can save on future heating bills and make your property more attractive to potential tenants. Properties must be occupied and grants are dependent on the circumstances of occupant.

If you would like to know more about any of the support outlined in this leaflet, please contact the Housing Renewal Team on 0151 691 8132 or email

emptyproperties@wirral.gov.uk