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## **Empty Homes Strategy**

# ***Empty Homes Annual Report 2016-2017***

Assistant Mayor: Cllr Connelly

Housing Scrutiny Commission: 20<sup>th</sup>. November 2017

Lead director: Chris Burgin

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## Useful information

- Ward(s) affected: Citywide
- Report author: Carole Thompson
- Author contact details: 37 5103
- Report Version 3 Empty Homes Annual Report 2016-17

### 1. Summary

This report update Housing Scrutiny Commission members on the work carried out by the Empty Homes Team.

It explains why in 2016-17 the target of 330 has not been reached, how we are working smarter and proposes to change the way we report on the number of long term empty homes.

### 2. Recommendations

**2.1** Currently the Empty Homes Team is measured by how many properties are brought back into occupation. However the total number of empty properties is falling and the current indicator is becoming a less effective way of demonstrating the effectiveness of the strategy. It is therefore recommended that we now report on the actual active caseload of the Empty Homes Team.

**2.2** In 2017/18 the priority will be to continue to maximise our efforts on reducing the number of properties empty over 5 and 10 years.  
Continue to use Compulsory Purchase Powers where owners are non-compliant to bring maximum amount of long term empty properties back into use.

### 3. Future ways of working that could be considered:

**3.1** Dealing with empty commercial premises (mixed use), if planning will approve a planning application for change of use from commercial to residential use. This could be determined by submitting a pre planning application before adding to the caseload. The empty homes team have already started to deal with some mixed use empty properties with 2 bed flats above shops – See para 4.2.

### 4. Report/Supporting information including options considered:

On 7<sup>th</sup> December 2015 the Executive approved additional empty homes officers (EHOs) to enable the empty homes team (EHT) to use Compulsory Purchase Orders (CPOs) to bring more long term empty properties back into use where owners are non-compliant.

**4.1** In order to progress the increased number of CPO cases a decision was made to employ 0.5 FTE Lawyer who started in January 2017.

The empty home team currently consists of 4.5 FTE empty homes officers and 1 FTE administration business support officer (ABS0)

Current Vacancy Levels for Establishment Posts as at 31/03/17:

1 FTE ABSO post vacant since September 2016

See Flow Chart Appendix A

#### **4.2 Mixed Use Empty Flats above Shops**

The empty homes team have been in consultation with the planning team and now have a process to bring 2 bedroom flats above shops back into use as family accommodation. These mixed use properties can now be added onto our caseload as long as the shop does not have a trading business. Previously mixed use properties could not be progressed through to CPO and were classed as non-priority housing.

Prior to proceeding with a CPO the empty homes team will submit a planning application for change of use from flat above shop to residential use. Once the planning application has Conditional Approval, the council can proceed with the legal process to CPO if the owner is non-compliant.

#### **4.3 Empty Properties Requiring a Flood Risk Assessment**

The empty homes team now have a process for dealing with empty properties that fall within a flood plain and require a Flood Risk Assessment. This means the empty homes team are now able to progress these types of empty properties right through to CPO if necessary.

#### **4.4 Area Working in Westcotes Ward Annual Review:**

During the last year there have been 15 claims in the Westcotes Ward. The total number on our active caseload is 15 as at 31/03/2017.

One property has been approved by the Executive during the last year (25 Cambridge Street, Westcotes Ward).

Ways of working include:

- making contact with all owners at an early stage
- providing advice & support and information about their options
- further information is available on the empty homes website at:
  - <https://www.leicester.gov.uk/your-community/housing/privately-owned-empty-homes/>
- Owners can also complete the on-line e-statement of intentions form
- entering into Undertakings with agreed timescales to bring the properties back into occupation
- practical assistance through leasing schemes

**Leasing options include:**

- HomeCome/ease
- LeicesterLet or
- Renting through private agents

#### **4.5 Outcome of Council Intervention: From 01/04/12 to 31/03/17**

The outcome of council intervention has brought **1200** properties back into use though clearly others have become vacant.

**Empty Property Churn:**

Each month, more houses become vacant whilst some are brought back into use. The council tax database is the prime data source for newly vacant properties. Some are identified as unsuitable for residential use and some are identified as misreported on council tax database.

As a result of the empty homes work, the quality of information held on the council tax database has been vastly improved because it is more accurate.

**Council Tax Liability:**

From 1<sup>st</sup> April 2013 some council tax exemptions have been abolished and then replaced with a locally set discount.

Leicester City Council have decided that all empty properties will receive 100% discount for one month only and will then be liable for full charges. Properties empty over two years will become liable for an additional 50% premium unless the owner can provide evidence that the property is undergoing renovation works.

**4.6 CPOs Approved by the Executive 01/04/16 to 31/03/17:**

During the last year the Executive have approved 10 CPOs as at 31/03/17. Total cases approved by the Executive to date are 112. See Appendix F

**4.7 Cases currently with Legal Services 01/04/16 – 31/03/17:**

There are a total of 18 properties with legal services pending final outcome. All of these cases have Executive approval to proceed with a CPO.

0.5 FTE lawyer has been in post since January 2017, employed to deal with the increased number of CPO cases. As mentioned in para 4.1

During the last year 1 CPO Notice was served:

On 27/01/17 for 40 Harefield Avenue, Braunstone/Rowley Ward  
See Appendix G

**4.8 CPO Compensation:**

There is no compensation outstanding for the year 01/04/16 – 31/03/17

Appendix H shows those properties where compensation has been paid into Court.

If compensation is not settled within a year the council will pay it into Court. Owners have up to 12 years to claim their compensation even when it has been paid into Court. If an owner does not claim their rightful compensation then after 12 years any monies owing to them will be forfeited and the council can recover the unclaimed compensation back from the Court.

**4.9 Negotiated Purchase:**

Currently there are 3 properties where negotiation purchase is being considered.

During the last year there have been two negotiated purchase offers made and completed. See Appendix I

Valuations for negotiated purchases by the council are usually lower than the purchase price paid when the property is sold at auction so the council is not losing out.

#### **4.10 Projection for 2016-17:**

The projection for 2016-17 was set based on a year-to-date average of bringing 330 properties back into use at an average of 27 per month. The actual properties brought back into use in 2016-17 were 243 averaging 20 per month.

#### **4.11 There are a number of Reasons Why the Total Number of Empty over 18 months are falling so there are less to bring back into use:**

The total number of properties empty over 18 months is falling and is currently down to below 300, which means there are fewer cases to allocate onto our caseload once initial investigations are complete. This in part is due to the continued success of delivering the Empty Homes strategy.

Early investigation is identifying misinformation, 2<sup>nd</sup> homes and non-priority housing. All require initial investigation and a site visit to get a full up-to-date picture of what is happening at the property.

Carrying out initial investigations for properties identified as misinformation, 2<sup>nd</sup> homes and non-priority housing, means these cases are not being added onto our caseload, another reason why the total number of properties empty over 18 months is falling.

Due to targeting properties at 18 months empty and actively working with owners, it prevents properties from becoming empty over 5 and 10 years which means these numbers are falling. Much of our initial work impacts on the overall reduction in the number of empty properties and also identifies which are 2<sup>nd</sup> homes, misinformation and non-priority housing (all outside the EHT remit). Although these categories are recorded on monthly team stats they are rarely quantified in any reporting mechanism for management so a large part of our work is not recognised.

Since the empty homes team is measured by how many properties have been brought back into occupation early investigations go un-noticed.

It should be noted that early investigation and progressing active caseload properties each take as long to deal with.

#### **4.12 Comparison of Properties Vacant from 2015 - 2017 for Empty Over 18 Months, 5 & 10 Years**

##### **Empty Over 18 Months:**

Properties empty over 18 months were at 450 in March 2015 and have fallen by 105 in the 2016-17 to 345 as at 31/03/17.

##### **Empty Over 5 Years**

The total active caseload was 74 and has gone down by 8 to 66 in the last year.

The plan is to send a 5 year empty letter to owners similar to the 10 year empty letter giving 6 months to bring their properties back into use, to reduce this number even further.

##### **Empty Over 10 Years:**

The empty homes team has been able to reduce properties empty over 10 years from 24 in November 2015 down to 15 as at 31/03/17.

See para 4.13 – 10 Year Empty Letter  
See Appendices B, C, D and E

#### **4.13 Yearly Averages Claims vs Caseload**

The percentage of active caseload brought back into use is rising year upon year, meaning the empty homes team is progressively reducing the number of empty properties which is good news. See Appendix K.

The empty homes officers are all highly experienced with good skills and local knowledge which is shared within the team. We are flexible and have the ability to negotiate with owners on a whole range of individual and varied property situations no matter what each empty property presents, working with each owner to ensure properties are returned back into occupation.

The experienced empty home team is now challenging the remit of the Empty Homes strategy and would like to consider bringing commercial/mixed use premises back into use as residential family accommodation. As a team of high performers we are growing in confidence that we have the skills, expertise and resources to challenge the remit of the Empty Homes strategy.

#### **4.14 Working Smarter Explained:**

##### **Visiting Stage 0 Properties Prior to Allocation**

Stage 0s are defined as properties identified as empty and awaiting allocation onto the empty homes team caseload.

The empty homes team have been visiting a lot of Stage 0 properties which are found to be occupied prior to our visits? This has resulted in a lot of abortive work.

In March 2017 a decision was made to carry out monthly visits to stage 0 properties awaiting allocation so that only those found to be empty are allocated to the caseload in order to reduce the amount of abortive work and maximise our time.

Appendix D shows the outcome of visiting 30 stage 0 properties prior to allocation. The results were that only eight out of the 30 properties visited were found to be empty. The eight empty properties were allocated onto the empty homes team caseload.

Working smarter, by visiting empty properties prior to allocation first drastically reduces the amount of abortive work and so only genuinely empty properties are added onto our caseload. See Appendix D Table 6

##### **CPO Forum:**

Bi monthly forums are held with legal and property services to review and progress compulsory purchase cases and those undergoing negotiated purchase and sale at auction. The empty homes team also receive advice on CPO cases with complex or individual issues. The forum has proved to be invaluable for joined up thinking, deciding ways forward for complex cases and for sharing information.

### **10 Year Empty Letter**

Many of our properties empty over 10 years change owners multiple times. Every time there is a new owner the process has to start again at stage 1. Since November 2015 most owners are sent our "10 Year Empty Letter". Writing to owners of properties empty over 10 years, giving them 6 months to bring their properties back into use, has proved to be very positive. The letter advises that failure to bring their properties back into occupation could result in a report being prepared for the Executive seeking approval to proceed with a CPO. The empty homes team has been able to reduce properties empty over 10 years from 24 in November 2015 down to 15 as at 31/03/17 so the letter is effective.

### **Data Analysis**

Data analysis is carried out on a monthly and quarterly basis for misinformation, second homes and non-priority housing. If the original reason is no longer valid and properties have become empty again, these are added back onto our caseload. This exercise ensures the quality of data held by the empty homes team is as accurate as possible with only genuinely empty properties held on our caseload.

### **Keeping Council Tax Informed**

Following site visits the empty homes officers provide evidence on whether or not properties are occupied to enable council tax to update their records so the information held on their database has vastly improved in accuracy.

### **Council Tax Charging Orders**

Council tax are also kept updated on a monthly basis about which properties are at Stage 5 (costings and valuation have been requested) to enable them to raise Charging Orders for any empty properties with council tax arrears. This means that any debt outstanding to LCC can be recovered from owners compensation should any properties progress through to CPO, providing there is a Charging Order lodged on the property. Often the amount of council tax arrears for empty properties runs into thousands of pounds.

## **4.15 New Homes Bonus (NHB)**

On 15<sup>th</sup> December 2016 an announcement was made by the Secretary of State for Communities & Local Government confirming that from 2017 a national baseline for housing growth will be introduced of 0.4%. He also confirmed that in 2017-18, New Homes Bonus payments will be made for five, rather than six years, and that the payment period will be reduced again to four years from 2018-19.

Council Tax can only estimate how much New Homes Bonus has been reclaimed due to changes made to the calculation for 2016-17 as follows:

- The net reduction in long term empty properties = 97 (Band D)
- The rate per property = £1,529.56
- $97 \times 1,529.56 = \text{£}149\text{k}$  payable for 4 years = Total of £596k

Council Tax database is the empty homes teams' data source from identifying properties empty over 18 months. Council Tax confirmed they are also seeing a reduction in the total number of properties empty over 6 months which they report on.

As per the return submitted to Government by Council Tax, the number of properties empty for more than 6 months has reduced from 1,485 in October

2015 to 1,336 in October 2016 - a reduction of 149. This could partly explain why at 18 months empty, we are also seeing a reduction in the total number of empty properties which could be the “knock on effect”.

Every July council tax sends an annual letter to empty property owners. The last letter was sent to 450 empty property owners on 4<sup>th</sup> July 2016. There was a 58% response to their letter.

Owners who responded to the letters confirmed whether properties were still empty or now occupied which enabled Council Tax to update their records and claim under the New Homes Bonus as above.

#### **4.16 Appendix J shows an examples of how other Local Authorities perform**

The information provided is not a benchmarking comparison. Each Local Authority has their own reporting mechanisms and it is only Leicester City Council that has the remit to bring back into use properties identified as empty over 18 months. The majority of the other Local Authorities target properties empty over 6 months.

### **5.1 Financial implications**

The reduction to the forecast number of empty properties being brought back into use in 17/18 from 330 to 156 may affect the level of New Homes Bonus received by the Council. Assuming £1k per property for 4 years this equates to a total reduction in the forecast bonus of £0.7m. In practice, the total number of empty properties in the city – upon which the New Homes Bonus is based – is more complex, and it is unlikely that there will be such a stark impact on the bonus received.

The increase in the size of the team, funded by the Service Transformation Fund was predicated on bringing an additional 240 homes per year into use. If suitable properties are not forthcoming (taking into account the proposed extension to properties vacant for 17 months, and change of use properties) then consideration should be given to either reducing the staffing resource of the team or identifying other areas of work to be undertaken.

Stuart McAvoy – Principal Accountant (37 4004)

### **5.2 Legal implications**

In acquiring property by way of a CPO, the council is required to comply with and have regard to Government guidance contained in DCLG Guidance on Compulsory purchase process and The Crichel Down Rules for the disposal of surplus land acquired by, or under the threat of, compulsion 10/2015, and to justify how the CPO of the property demonstrates a compelling case in the public interest, sufficient to defend its proposals at public inquiry (or written representations), or in the courts.

CPO is a **last resort** – The Guidance suggests that acquisition should always be attempted by negotiation in the first instance. The council must show that negotiations with the landowner to purchase the property have been pursued and that an on-going dialogue has been maintained, but that the use of the property as housing accommodation cannot be achieved unless a CPO is made and confirmed.



Any perceived abuse of CPO powers could lead to the CPO being refused, or a claim against the council for abuse of statutory powers. The council would need to demonstrate a significant need to interfere with the owner's human rights in these circumstances. Such action is likely to be considered to be an unlawful interference with the owner's human rights and could potentially lead to the Order being made void, with the consequences referred to above.

In respect of the proposal to acquire those properties presently consisting of part residential/part commercial, these will be subject to planning permission for residential use being in place. Further consideration and advice will need to be given as to whether or not the proposal for the Council to obtain permission and subsequently acquire these properties is in accordance with the Guidance.

John McIvor – Principal Lawyer (Property & Planning) (37 1409)

**5.3 Climate Change and Carbon Reduction implications**

Where refurbishment work is carried out to empty properties to bring them back into use, this provides an opportunity to improve the energy efficiency of the property – for example through insulation, draft proofing, replacement lighting or new heating systems. Where this is possible, it has the potential to reduce the carbon emissions when families move into the homes. By reducing the need for new housing to be built, the service also helps to reduce the 'embodied' carbon emissions from manufacture of the construction materials.

Duncan Bell - Senior Environmental Consultant (37 2249)

**5.4 Equalities Implications**

N/A

<b>5.5. Other Implications</b>	<b>Yes/No</b>	<b>Refer to Paragraph</b>
Equal Opportunities	No	
Policy	Yes	6
Sustainable and Environmental	Yes	5.3
Crime & Disorder	No	
Human Rights Act	Yes	5.2
Elderly/People on Low Income	No	
Corporate Parenting	No	
Health & Inequalities Impact	No	

**6. Background information and other papers:**

Department for Communities & Local Government website  
Leicester City Council Revenue & Benefits – New Homes Bonus Return  
LCC Empty Homes Team e-files  
LCC Citywide Empty Homes strategy  
Climate Change, Environment Team  
Derby City Council, Empty Homes Information Request  
Nottingham City Council, Empty Homes Information Request  
Sheffield City Council, Empty Homes Information Request

**7. Summary of Appendices:**

Appendix A	Empty Homes Team Structure Chart as at 31.03.17
Appendix B	Analysis of Empty Properties Showing Downward Trend
Appendix C	Analysis of Empty Properties Showing Downward Trend in Total Number of Empty Properties
Appendix D	Outcome of Stage 0 Properties Visited Prior to Allocation to EHO & Summary of Active Caseload
Appendix E	Comparison of Vacant Properties
Appendix F	Annual Progress Report
Appendix G	Compulsory Purchase – CPO Cases Currently with Legal
Appendix H	Compensation
Appendix I	Negotiated Purchases for 2016-17
Appendix J	Examples of How Other Local Authorities Are Performing
Appendix K	Yearly Averages Claims vs Caseload
Appendix L	Total Active Caseload Comparison over 3 years

**8. Is this a private report (If so, please indicate the reasons and state why it is not in the public interest to be dealt with publicly)?**

Yes

**9. Is this a “key decision”?**

No

## **10. If a key decision please explain reason**

### **In determining whether it is a key decision you will need to consider if it is likely:**

to result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates? to be significant in terms of its effects on communities living or working *in two or more wards in the City*.

Expenditure or savings will be regarded as significant if:

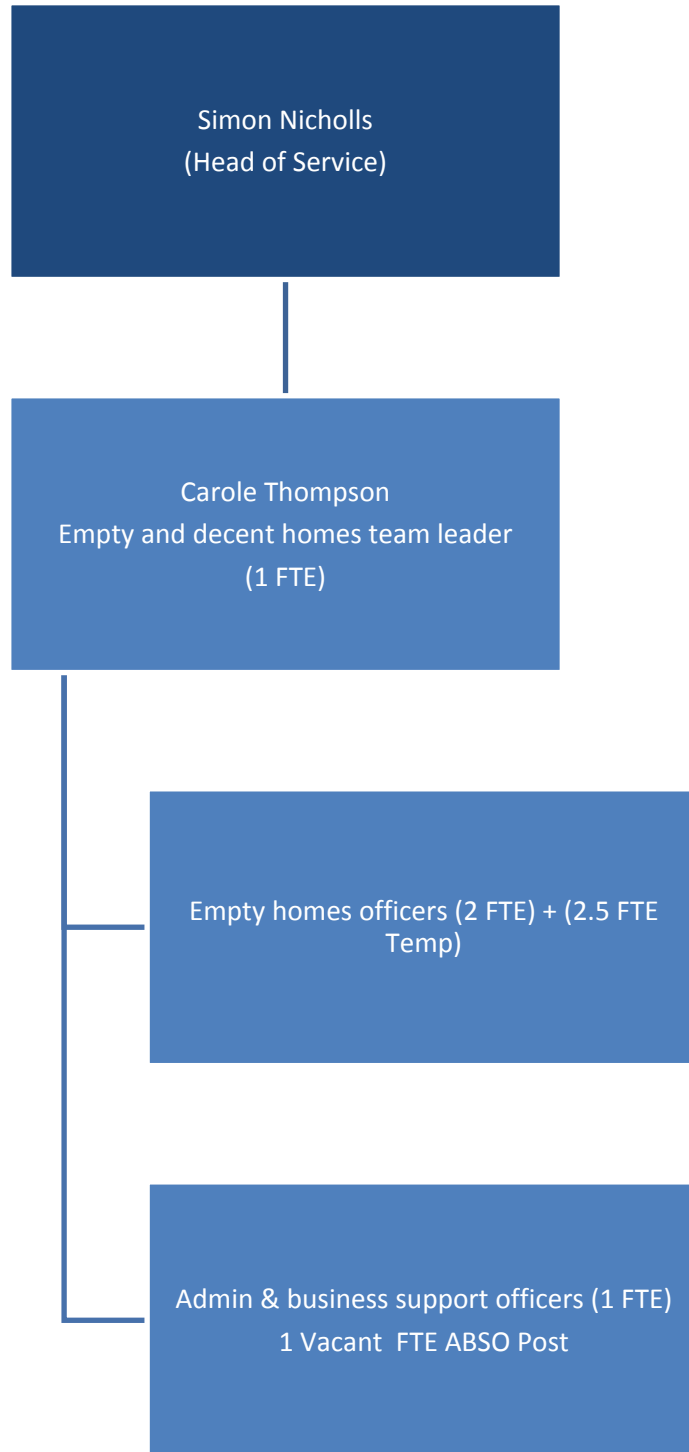
- In the case of additional recurrent revenue expenditure, it is not included in the approved revenue budget, and would cost in excess of £0.5m p.a.
- In the case of reductions in recurrent revenue expenditure, the provision is not included in the approved revenue budget, and savings of over £0.5m p.a. would be achieved;
- In the case of one off or capital expenditure, spending of over £1m is to be committed on a scheme that has not been specifically authorised by Council.

In deciding whether a decision is significant you need to take into account:

- Whether the decision may incur a significant social, economic or environmental risk.
- The likely extent of the impact of the decision both within and outside of the City.
- The extent to which the decision is likely to result in substantial public interest
- The existence of significant communities of interest that cannot be defined spatially.

## APPENDIX A

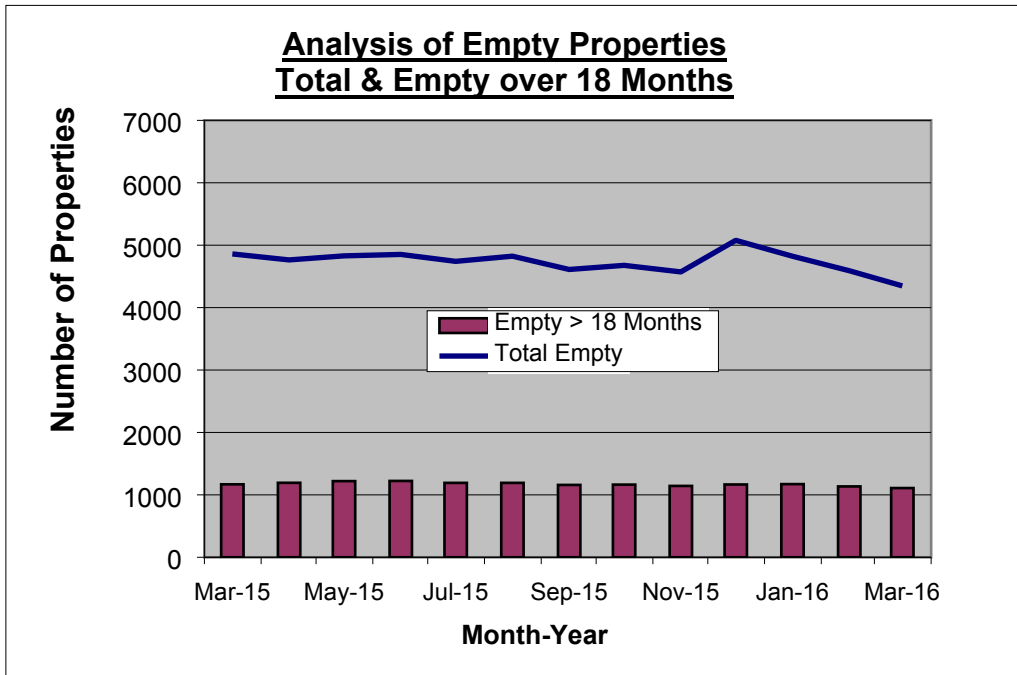
### EMPTY HOMES TEAM STRUCTURE CHART AS AT 31.03.17



**Table 1**

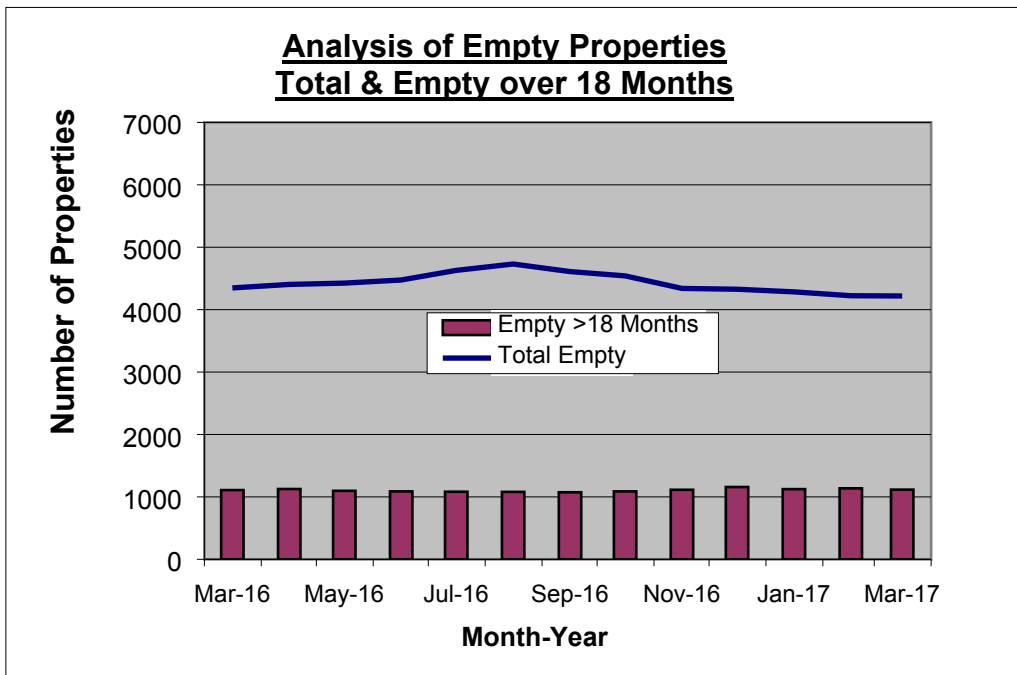
**APPENDIX B**

**Analysis of Empty Properties showing downward trend from 31.03.15 to 31.03.16**



**Table 2**

**Analysis of Empty Properties showing downward trend from 31.03.16 to 31.03.17**



**Table 3**

## APPENDIX C

**Analysis of Empty Properties showing downward trend in total number of empty properties**

**2015-2016**

<b>Average</b>	
<b>Average Total Empty</b>	<b>4736</b>
<b>Average vacant over 18 months</b>	<b>1172</b>

**Table 4**

**2016-2017**

<b>Average</b>	
<b>Average Total Empty – down 309</b>	<b>4427</b>
<b>Average vacant over 18 months – down 65</b>	<b>1107</b>

**Table 5**

## APPENDIX D

### Outcome of Stage 0 Properties Visited Prior to Allocation to EHO

<b>Outcome of Stage 0 Properties Visited Prior to Allocation to EHO</b>				
STAGE 0 Site Visits Carried Out prior to allocation	Properties identified as empty and allocated to EHT Caseload	Properties found to be Occupied where Council Tax show as empty	Properties updated by Council Tax following EHT Site Visit	Properties require further investigation by Council Tax
<b>30</b>	<b>8</b>	<b>22</b>	<b>21</b>	<b>1</b>

**Table 6**

### Summary of Active Caseload

Description	Status as at 31.03.15	Status as at 31.03.16	Status as at 31.03.17	Movement 31.03.15 to 31.03.16	Movement 31.03.16 to 31.03.17	Total Movement
Stage 0s	172	95	50	Down by 77	Down by 45	Down by 122
Active Caseload	278	283	295	Up by 5	Up by 12	Up by 17
Total Vacant over 18 Months	450	378	345	Down by 72	Down by 33	Down by 105
Sub Total Vacant over 5 Years	87	74	66	Down by 13	Down by 8	Down by 21
Sub Total Vacant over 10 Years	29	19	15	Down by 10	Down by 4	Down by 14
Westcotes	28	19	16	Down by 9	Down by 3	Down by 12

**Table 7**

## APPENDIX E

### Comparison of Vacant Properties From 2015-2017 for Stage 0s, 18 Months, 5 and 10 Years

Quarterly from 2015-2017	MAR 15	JUN 15	SEP 15	DEC 15	MAR 16	JUN 16	SEP 16	DEC 16	MAR 17
Total Vacant over 18 months	450	479	432	403	378	361	363	382	345
Stage 0 only - Number where contact yet to be made with owner	172 *	212 *	132 *	103 *	95 *	123 *	121 *	106 *	50
Number vacant over 10 years	29	27	25	24	19	17	16	14	15
Number vacant over 5 years (including those over 10 years).	87	82	85	75	74	73	70	75	66
Westcotes Ward Area. Vacant over 18 months	28	29	30	20	19	23	20	16	16

\* The majority of Stage 0 properties have had scheme referral letters so first contact has been made

**Table 8**



## APPENDIX F

### ANNUAL PROGRESS REPORT

**Final Outcome of all CPOs agreed by Executive as at 31.03.17**

<b>Outcome of CPOs</b>	<b>Pre- April 2016</b>	<b>Apr – Jun 2016</b>	<b>July – Sep 2016</b>	<b>Oct – Dec 2016</b>	<b>Jan – Mar 2017</b>	<b>Mar 2016 To Apr 2017</b>	<b>Total</b>
Total Number of CPOs agreed by the Executive.	<b>102</b>	<b>1</b>	<b>3</b>	<b>5</b>	<b>1</b>	<b>10</b>	<b>112</b>
Withdrawn before Public Inquiry i.e. Occupied	<b>43</b>				<b>2</b>	<b>2</b>	<b>45</b>
Withdrawn before Public Inquiry i.e. Restarted, Misinformation, 2 <sup>nd</sup> Home	<b>14</b>		<b>1</b>			<b>1</b>	<b>15</b>
Public Inquiry held - Order Confirmed by DCLG/LCC	<b>8</b>					<b>0</b>	<b>8</b>
Public Inquiry held - Order Not Confirmed by DCLG/LCC	<b>3</b>					<b>0</b>	<b>3</b>
Written Representation - Order Confirmed by DCLG/LCC	<b>6</b>					<b>0</b>	<b>6</b>
Written Representation - Order Not Confirmed by DCLG/LCC	<b>4</b>					<b>0</b>	<b>4</b>
Non contested CPO's Confirmed by DCLG/LCC	<b>13</b>					<b>0</b>	<b>13</b>
Non contested CPO's Not confirmed by DCLG/LCC	<b>0</b>					<b>0</b>	<b>0</b>

**Table 9**

**Note:**

There are a total of 18 properties held, pending final outcome after CPO agreed by Executive.

## APPENDIX G

### COMPULSORY PURCHASE:

#### CPO Cases currently with Legal Services:

There are 18 cases waiting to start the legal process. 1 CPO Notice has been served and 1 CPO Notice is due to be served in May 2017. See the table below for those properties currently with legal services:

#### Outstanding CPO Properties Approved by Executive

CPO	Ward	Address	Executive Approved	S of R to Legal	Order Made/ Advert Placed
CPO 24	Fosse	1A Oban Street	30/07/14	07/10/16	
CPO 25	Fosse	63 Battenberg Road	24/02/15	15/02/17	
CPO 28	Stoneygate	22 Osmaston Road	24/02/15	13/02/17	
CPO 41	Aylestone	35 Burnaston Road	24/02/15	23/11/15	Negotiated Purchase
CPO 40	Fosse	88 Tudor Road	30/07/15	15/02/17	
CPO 43	Abbey	25 Ledbury Green	13/08/15	15/02/17	
CPO 34	Braunstone/Rowley	40 Harefield Avenue	04/12/15	16/01/17	27/01/17
CPO 39	Rushey Mead	12 Coles Close	04/12/15	15/02/17	
CPO 46	Fosse	157 Beatrice Road	15/12/15	01/03/17	
CPO 32	Spinney Hills	46 Shipley Road	10/02/16		
CPO 49	North Evington	40 Thurlby Road	20/05/16	15/02/17	
CPO 50	Abbey	16 Sheringham Road	04/07/16	28/07/16	
CPO 51	Troon	80 St Ives Road	22/09/16	21/10/16	
CPO 53	Stoneygate	10 Kedleston Road	05/10/16	23/03/17	
CPO 54	Westcotes	25 Cambridge Street	03/11/16	17/01/17	
CPO 57	Troon	77 Marston Road	10/11/16		
CPO 58	Western	16 Gimson Road	30/11/16		LCC to Purchase
CPO 59	Beaumont Leys	55 Milton Crescent	01/02/17	23/03/17	

**Table 10**

## APPENDIX H

### COMPENSATION:

There is no compensation outstanding for the year 01/04/2016 – 31/03/2017

Table 11 below shows properties where compensation was paid into Court:

**Compensation Analysis as at 31/03/17**

Property Address	Type	Possession Date	Date Compensation Paid to Court	Value of Compensation Paid to Court	Compensation Expires
34 The Slade Greens	CPO	31/01/2006	27/03/2007	68,608.42	27/03/2019
45 Twycross Street	CPO	09/10/2007	31/03/2008	130,066.21	31/03/2020
1 Merton Avenue	CPO	15/04/2008	02/12/2008	153,581.06	02/12/2020
88 Cedar Road	CPO	16/01/2007	11/04/2011	92,789.52	11/04/2023
64 Keightley Road	CPO	21/03/2013	18/08/2016	34,641.87	18/08/2028

**Table 11**

## APPENDIX I

### NEGOTIATED PURCHASE: 2016-2017

Table 12 shows properties where negotiated purchase is being considered:

<b>Property Address</b>	<b>Accepted</b>
<b>35 Burnaston Road</b>	<b>£110,000</b>
<b>6 Maynard Road</b>	<b>£120,000</b>
<b>107 Warwick Street</b>	<b>£63,000 (Agreed)</b>
<b>Total</b>	<b>£293,000</b>

Table 12

Table 13 shows properties where negotiated purchase offers have been made and completed:

<b>Property Address</b>	<b>Purchase Price</b>
<b>188 Duncan Road</b>	<b>£120,000</b>
<b>56 Wiltshire Road</b>	<b>£105,000</b>
<b>Total</b>	<b>£235,000</b>

Table 13

## APPENDIX J

### Empty Homes strategy

#### Examples of How Other Local Authorities are Performing

01/04/16 to 31/03/17	Local Authorities			
Benchmarking	Leicester	Derby	Nottingham	Sheffield
Over 18 Months Empty	345	1301	393	840
Over 5 Years Empty	66	156	251	283
Over 10 Years Empty	15	72	121	126
No brought back into occupation	243	18	118	100
Total active caseload	295		427	400
No Approved by the Executive/Cabinet	295	10	1	0
No of EDMOs	10	0	0	0

Table 14

**Note:**

The information in the table above is not a benchmarking comparison. Each Local Authority has their own reporting mechanisms and it is only Leicester City Council that has the remit to bring back into use properties identified as empty over 18 months. The majority of the other Local Authorities targets properties empty over 6 months.

## APPENDIX K

### Yearly Averages Claims vs Caseload

Period	Avg Stage 0 Caseload	Avg Active Caseload	Avg Total Caseload	Avg Claims		Yearly % Claims v Active Caseload	Yearly % Claims v Total Caseload
Apr '14 - Mar '15	169	307	475	20		6.36%	4.10%
Apr '15 - Mar '16	137	290	428	21		7.26%	4.93%
Apr '16 - Mar '17	102	266	368	20		7.62%	5.51%

**Table 15**

