



Cheshire West & Chester Council



Empty Property?

Don't be left counting the cost!

Empty properties don't just blight our neighbourhoods – they can also leave the owner £11,288 out of pocket!

Charges and lost income from an empty property include:

£2,349	Council Tax Council Tax on the average (Band D) empty property is £1,565, plus an additional 50% for long term empty properties gives a total Council Tax bill of £2,349 per year.
£7,199	Lost Rental Income Using the Local Housing Allowance rates for a typical 3 bedroom property gives a potential rental income of £7,199 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.
£11,288	Total cost to empty home owner



Stop losing money now!

The Council's Empty Homes Service can help you improve, let or sell your property in the following ways:

Empty Homes Grant – If your property has been vacant for 18 months or more and is within Council Band A-D, our Empty Homes Grants of £2,000-£10,000 could help with refurbishment costs.

Letting your property – Why not become an accredited landlord and join our Private Landlord Service which has been set up to support you by: keeping you informed about news affecting the sector, providing you with a tenant as well as giving you access to tenancy management and sign up services.

Selling your property – Our Empty Homes Matching Service “matches” and brings together those empty home owners who wish to sell their empty home with an accredited landlord or registered letting agent who wishes to purchase an empty home and bring it back into use.

Other help for occupied properties:

Cosy Homes heating loans

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

If you would like more information about anything featured in this leaflet, then please contact the Empty Homes Service on 0300 123 7038 alternatively, you can email emptyhomes@cheshirewestandchester.gov.uk

