



# 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:

<b>£2,349</b>	<b>Council Tax</b> 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.
<b>£7,199</b>	<b>Lost Rental Income</b> Using the Local Housing Allowance rates for a typical 3 bedroom property gives a potential rental income of £7,199 per year.
<b>£1,000</b>	<b>Work in Default</b> 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.
<b>£500</b>	<b>Insurance Premium</b> 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.
<b>£240</b>	<b>Utilities Charges</b> Utilities charge for maintaining supplies even if there is no usage, giving an annual cost of £240 per year.
<b>£11,288</b>	<b>Total cost to empty home owner</b>



# 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.

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](mailto:emptyhomes@cheshirewestandchester.gov.uk)

