Empty Property Strategy
2010 - 2013
On behalf of the council I welcome the new Empty Property Strategy 2010 – 2013. The strategy maps out our objectives, which, together with the Private Sector Housing Strategy and Prevention of Homelessness Strategy, demonstrate a commitment to making the best use of the private housing sector to help develop sustainable and mixed communities in Islington.

Achieving the aims and objectives of this strategy will require a focused and joined up approach from all parties involved. I hope that our commitment to tackling empty properties in Islington will help increase housing supply, improve property standards, and regenerate communities.

The new strategy concentrates on developing and implementing a targeted approach to tackling certain types of empty properties; on raising awareness of the need to tackle empty properties through promotion and publicity; and on using appropriate enforcement measures to reduce the time taken to bring longer term empty properties back into use.

The current economic situation and impending cuts from national government to the council budget will bring added challenges to achieving our goals. However, we remain committed to using all available resources to make sure Islington delivers this realistic and achievable strategy.

Councillor James Murray
Executive Member for Housing
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InTRoDuCTIoN

Approximately 1.35% of all residential housing stock in Islington is empty. This is equivalent to 1,300 dwellings of which approximately 936 are privately owned (as of March 2010).

This Empty Property Strategy is aimed at bringing the longer term empty properties found in the private sector back into use for residential purposes. In this strategy ‘longer term’ is defined as properties that have been vacant for at least 6 months. At the April 2010 count this figure was 311.

This strategy draws on experience and achievements from earlier strategies, and sets out how we can move forward from the sound foundations put in place to develop further our capacity to deliver within current and expected future resources. Further, whilst the previous strategy concentrated on residential property, as part of our new strategy we will also explore the possibilities of returning empty commercial premises into use for residential purposes.

This Empty Property Strategy sets out:

- our aims and objectives for the next 3 years;
- the national and regional context in which the council operates;
- our achievements to date and;
- our proposals for how we are going to continue to reduce the number of longer term empty properties.

The strategy is supported by an action plan that sets out what we will do, working alone or with our partners, and by when, to deliver our aim and objectives. The action plan will be regularly monitored and updated to ensure delivery of the Strategy is effectively managed.
The council is committed to bringing empty properties back into use, in order to increase housing supply, improve standards and regenerate communities.
Our aim is to reduce the number of privately owned empty properties in the borough and bring them back into use for housing purposes. This strategy will help with delivering the wider objectives in the Islington Sustainable Community Strategy:

- Reduce poverty
- Raise resident aspirations
- Remove barriers to employment and housing opportunities
- Involve residents in decisions that affect their local community and environment

It will also support the Housing Strategy objectives to deliver more decent, affordable homes and make best use of existing housing by bringing empty properties back into use. A copy of the 2009 – 2014 Housing Strategy can be found here: http://www.islington.gov.uk/Housing/housingpublications.asp

We will achieve our aim through focussing on the following key objectives over the period of this strategy:

1. Develop and implement a targeted approach to tackling empty properties
2. Reduce the time taken to bring longer term empty properties back into use through the use of appropriate enforcement measures
3. Raise awareness of the need to tackle empty properties through greater promotion and publicity of the work that we do
In our 2010 annual street survey of empty properties, 311 privately owned ones were found to be empty for more than 6 months.
WHY HAVE AN EMPTY PROPERTY STRATEGY?

The council is committed to bringing empty properties back into use, in order to increase housing supply, improve standards and regenerate communities. We work closely with Empty Homes, an independent campaigning organisation, which encourages local authorities to deal with their own empty properties and adopt measures to bring privately owned empty properties back into use as part of their strategic housing approach.

More information about Empty Homes can be found here: http://www.emptyhomes.com/
No single definition of an empty property is used by government. However for the purpose of this strategy an empty property is classified as a dwelling which has been vacant for more than six months as these tend to be the most problematic. This strategy focuses upon medium term (between six months and two years) and long term (over two years) empty properties. The majority of properties that are empty for shorter periods than this tend to be so for transactional reasons, for example where a property needs to be renovated before it can be occupied, or where it is in probate, they are a natural function of the local housing market.

There are clear benefits to having empty properties brought back into use as homes. In Islington, working with property owners we can help meet housing need by making best use of existing properties and provide more choice for current and future residents of Islington.

At the end of March 2010 there were 814 Islington households in temporary accommodation. 38% of people on our housing waiting list were assessed as overcrowded. This high level of housing need adds further pressure to increase the supply of homes.

Our annual street survey of empty properties has identified 311 which were privately owned and had been empty for longer than six months.

Given this context longer term empty properties represent a wasted resource, can detract from the quality of the local environment and cause significant problems for local residents:

- They can attract vandalism and anti-social behaviour
- They lower the value of surrounding properties
- They are often in disrepair and rapidly deteriorate, becoming expensive to repair
- They attract vermin and infestations
- In areas of acute housing need like Islington, they represent a lost opportunity for housing supply
- There is a local economic cost to homes remaining empty, with fewer customers for local shops and businesses

Why do homes become empty?

There are many reasons why properties become and remain empty for long periods. Some may involve complex and financial and legal disputes. Reasons include:

- The property being subject to protracted probate proceedings, or another legal dispute such as a marriage breakdown, and the owners(s) or the courts have yet to decide what action to take
- The property requires renovation but the owner has insufficient funds
- The owner could have purchased for investment purposes only
- The property is awaiting planning permission
- The ability to use the property may be constrained by mental health capacity, or because the owner is a resident of an institution such as a prison or care home
- The indifference of property owners

Owners may need a significant amount of time, support or legal action to resolve issues before they can bring a property back into use.

Where ill health, mental illness or vulnerability plays a part in the property being empty for a long period, the council will adopt a sensitive approach. These situations, which are not uncommon, can take a long time to resolve, and the council will assist by making properties secure until the owner can take action to minimise the damage which empty properties can attract. If the owner is unable to deal with their affairs personally it is usual for family members or advocates to liaise with the council on their behalf to bring properties back into use.

However, where our best endeavours to provide support and incentives to an owner fail to bring an empty property back into use, we will take the most appropriate form of enforcement action.
The Islington 2008 Private Sector Stock Condition Survey (PSSCS) estimated there were 1,052 private sector empty properties – just under two percent (1.99%) of the total private housing stock. However most of these were either new or short term empty properties.

In our 2010 annual street survey of empty properties, 311 privately owned properties were found to be empty for longer than six months – up from 263 in the previous year. Of this figure:

- 65% were recorded as unoccupied and furnished
- 23% were recorded as undergoing repair
- 12% were subject to probate

In the PSSCS, empty properties showed the highest average repair costs, £11,847 basic repair cost per dwelling compared to £1,922 for all private sector dwellings in need of repairs. The average cost for bringing empty properties up to the Decent Homes Standard was estimated at £24,287 compared to the overall average of £3,452.

More information on the PSSCS can be found here: http://www.islington.gov.uk/Housing/PrivateHousing/conditions.asp

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**Case study 1**
Property A is a three storey terraced property, which had been empty for a number of years when it was purchased by one of the council’s temporary accommodation providers.

The council awarded an empty property grant and worked closely with the provider to refurbish the property and turn it into a specialist temporary housing scheme for visually impaired people in housing need.

**Case study 2**
Property B had been empty for approximately eight years, and its deteriorating condition had given rise to many complaints from neighbours and local residents. Despite the involvement of Planning,
Achievements to date

The 2007–10 Empty Property Strategy focussed on improving our systems and processes for gathering and recording information on empty properties, as well as providing effective pathways to owners for bringing their properties back into use. We adopted a clear strategic approach, setting annual targets for the number of short and medium term empty properties to be brought back into use, and stepping up enforcement action.

Over the past three years, we have brought 762 empty properties back into use which had been empty for six months or more (123 of them had been empty for over two years). The majority of these were brought back into use through the council providing advice and assistance to owners, and offering a choice of housing schemes for them to take part in. 69 properties were renovated with the assistance of council grants.

We continued to carry out annual street surveys of all empty properties on our database, to check that data were correct and up to date.

We took compulsory purchase action on 13 properties, as a last resort, where all other attempts to bring the properties into use had failed.

We developed information sharing protocols with the police and fire and rescue service, to ensure a joined up approach to tackling criminal or anti-social behaviour associated with specific empty properties.

We published clear service standards for both owners and the general public, setting out what we can and will do to tackle empty properties.

How we use empty properties that have been brought back into use through our intervention measures

Islington Council’s Private Housing Partnerships Team works closely with owners of empty properties, private landlords, agents and contracted providers to bring empty properties back into use through various schemes and initiatives and can be utilised for all empty properties including those of less than six months. These include:

1. Private Sector Leasing: The option to lease an empty property for a three year period through a contracted provider to accommodate people in housing need

2. Housing Association Leasing: Similar to the above scheme although administered by housing association partners

3. Private Sector Opportunities Scheme: The option to rent and manage an empty property under an Assured Shorthold Tenancy to accommodate people in housing need

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Case study 3

Property C comprised six individual flats, which had been empty for two years. The council provided grant assistance to the owner to assist with renovation and refurbishment costs. Through negotiations with the owner and close liaison with the Whittington Hospital NHS trust, a lower rent was achieved for two of the units, to make them affordable for keyworkers. The units are now occupied by health workers.

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<table>
<thead>
<tr>
<th>Year</th>
<th>Private Sector Leasing</th>
<th>Housing Association Leasing</th>
<th>Private Sector Opportunities</th>
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<tbody>
<tr>
<td>2007/08</td>
<td>28</td>
<td>30</td>
<td>176</td>
</tr>
<tr>
<td>2008/09</td>
<td>23</td>
<td>17</td>
<td>361</td>
</tr>
<tr>
<td>2009/10*</td>
<td>11</td>
<td>14</td>
<td>279</td>
</tr>
</tbody>
</table>
The most recent statistics available from government show that at the end of March 2009 there were over 652,000 empty properties in England. The number of privately owned properties empty for more than six months has remained relatively consistent in recent years at around 1.6 per cent of all those in private ownership.

The 2007 Housing Green Paper, ‘Homes for the Future: More Affordable, More Sustainable’, set out the then government’s strategy for meeting a new target of three million new homes by 2016. This included incentivising local authorities to bring longer term empty properties back into use.

More details on the housing Green Paper can be found here: http://www.communities.gov.uk/housing/rentingandletting/emptyhomes

The Housing & Regeneration Act 2008 builds on these aims for increasing housing supply with the creation of the Homes & Communities Agency (HCA) as the national housing and regeneration agency for England. Given the overall housing shortage, tackling empty properties is a key part of the HCA’s approach to housing and regeneration delivery. It will work with the Empty Homes Agency, local authorities and delivery partners to bring more empty properties back into use.

The government has also pledged to "explore a range of measures to bring empty homes into use."\(^1\) There are an estimated 82,000 empty properties in London of which 66,000 are found in the private housing sector, with the rest owned by local authorities, housing associations and other public sector bodies. Approx 29,000 of these have been empty for longer than six months.

The Mayor of London's Housing Strategy was published in February 2010. http://www.london.gov.uk/publication/london-housing-strategy

The Mayor's Housing Strategy contains two key relevant policies:

- No more than one per cent of existing properties should stand empty and unused for over six months
- Better information should be available to help target action to tackle abandoned and derelict homes, with no financial incentives to leaving properties empty

To achieve his policy aim, the Mayor proposes to work with the HCA, local authorities and other partners to:

- use the Targeted Funding Stream to bring at least 3,000 empty properties back into use
- improve advice, information, support and, in some circumstances, grants to owners, to bring empty properties into use
- encourage councils to use their powers of enforcement through legal sanctions
- undertake a London wide audit of long term empty properties
- encourage London boroughs to use their discretion to ensure that their Council Tax regime does not provide a financial incentive to leave a property empty.

In Islington, we do not provide any financial incentives to leaving a property empty for more than six months as, with a few exceptions, all property owners are liable to pay 100% council tax after a property has been empty for six months.

The North London Empty Property Initiative aims to reduce the number of long-term empty privately owned properties in north London. The initiative is a partnership between Islington and our North London sub region local authority partners who are Barnet, Camden, Enfield, Haringey, and Westminster.

More details on this initiative can be found here: http://www.northlondonemptyproperties.co.uk/

We have secured funding from the Mayor of London of around £6.5m, split between the six local authorities in the sub region, for the two years ending 31 March 2011. All partners are working to deliver an action plan of which the main themes are as follows:

1. A strategic approach to tackling the problem of long term empty properties
2. Maximising and monitoring investment in empty property initiatives
3. Developing partnership working with social housing providers and sharing best practice
4. Deliver efficiencies in procurement through working collectively
5. Ensuring publicity and awareness raising opportunities are fully taken up

The table below shows the number of properties returned to use by North London sub regional authorities over the last three full financial years:

![Medium and Long Term Empty Properties Brought Back Into Use 2007 – 2009 in North London Sub Region](chart.png)

\(^1\) http://www.cabinetoffice.gov.uk/media/409088/pfg_coalition.pdf
To deliver our key objectives we will utilise and develop the range of tools that enabled us to meet the targets in the 2007-10 Strategy.

Our objectives for the next three years are outlined below.

1. Develop and implement a targeted approach to tackling empty properties

The economic slowdown threatens delivery of new housing and by bringing medium to longer term empty properties back into use, we will maximise existing supply. A key tool to achieving this objective is to identify and utilise existing properties in a smarter way.

We have improved our identification of empty properties with the development of more effective methods using council tax records and annual street audits. This builds on the work achieved through the North London sub region. We intend to take this further to ensure opportunities or particular areas can be looked into in more detail.
We will work with our social housing partners to ensure robust processes are in place for identifying empty leasehold properties on estates, and with their owners to bring them back into use. These properties can be left empty for a number of reasons and cause difficulty for both residents and housing providers who are unable to take direct action. These processes will complement the approaches adopted by social housing providers in relation to identifying social housing left empty on multi landlord estates.

To help increase housing supply, we will take steps to make better use of space within or adjoining commercial premises for use as housing. In particular we want to work in partnership with property owners to assess the viability of using space over small or large retail units for new housing.

2. Reduce the time taken to bring longer term empty properties back into use through the use of appropriate enforcement measures

We will adopt a proactive, firm and cost effective approach for bringing empty properties back into use but always providing property owners with both reasonable time and support to take action in the first instance.

We will provide advice and assistance to property owners on the range of incentives available to bring their empty properties back into use. This will include information on grants to improve the property condition, and advice on council housing schemes that help meet housing need in the borough.

Where all options to incentivise and support property owners to take action for themselves have been exhausted and the property remains empty, we will look to make use of the enforcement tools available to us. The powers of enforcement available to local authorities are set out in a legislative framework and include:

- Empty Dwelling Management Orders (EDMOs) – these orders allow local authorities to secure proper management and occupation of privately owned houses and flats that have been empty for six months or more.

- Enforced sales – in certain circumstances local authorities can enforce the sale of an empty property to recover debts, secured either against a property or a person.

We will take appropriate, timely and proportionate enforcement action where it becomes necessary and decide on the best course of action taking into account value for money and the expected length of time taken to achieve a positive outcome. In all cases we will adopt a proactive but measured approach, whilst minimising the time a property stands empty.

3. Raise awareness of the need to tackle empty properties through greater promotion and publicity

A key component to achieving success will be increased awareness amongst the public and property owners of our work in bringing empty homes back into use.

We will provide clear information on how residents can report empty homes in their area. We will work with property owners to inform them about the advice and assistance available to them to ensure a property does not become or remain vacant for long periods.

We will inform local residents of the range of actions we take to bring empty homes back into use in their neighbourhoods, highlighting the benefits for the local community.
In developing this strategy, we consulted with a variety of partners including social housing providers, private sector landlords, housing advice agencies and other voluntary organisations who are members of the Islington Homelessness Forum. A survey was also available on the council’s website, and ward councillors were also invited to comment.

The consultation focussed upon what can be done to prevent properties becoming vacant for longer than necessary and also the opportunities for exploring vacant commercial space for residential use. Removing financial incentives was a clear view amongst respondents to prevent properties remaining empty for longer than necessary.
The strategy will be communicated widely amongst partners and stakeholders, and we are committed to working in close collaboration in implementing the actions.

The action plan will be reviewed quarterly and refreshed to ensure that actions are aligned with our wider corporate and housing priorities and available resources in order to maximise our ability to deliver on our objectives.

The Islington Private Sector Strategy Group (PSSG) provides a forum for representatives from housing, residential environmental health and other relevant services within the council to ensure effective delivery of the strategy. It will provide an annual progress report against the action plan to the senior management teams of Housing and Adult Social Services, and the Environment & Regeneration Management teams, as well as to the Lead Member for Housing and the Private Landlords Forum.
ACTION PLAN:

ISLINGTON’S EMPTY PROPERTY STRATEGY

ACTION PLAN
### Objective 1:
Develop and implement a targeted approach to tackling empty properties

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<th><strong>What we will do</strong></th>
<th><strong>How we will know how we are doing</strong></th>
<th><strong>When we will do it by</strong></th>
<th><strong>Who will do it</strong></th>
<th><strong>What resources we have or need</strong></th>
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</thead>
<tbody>
<tr>
<td>Specific actions</td>
<td>e.g. performance indicator, milestone or target</td>
<td>Target dates <em>(not ‘ongoing’)</em></td>
<td>Lead service or partner</td>
<td>Staffing or financial (internal and external)</td>
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#### Expected outcome: A reduction in the number of leasehold properties on social housing estates which have been empty for six months or more.

<table>
<thead>
<tr>
<th>Bring empty leasehold properties back into use.</th>
<th>Collate up to date and comprehensive data of leasehold empty properties on social housing estates.</th>
<th>Database of empty properties in place by Dec 2010.</th>
<th>Private Housing Partnerships</th>
<th>Staffing</th>
</tr>
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<tr>
<td>Establish joint working protocols with HFI, Partners, Home Ownership team, and other relevant stakeholders.</td>
<td>Initial discussions with partners Oct 2010 Agreements in place by March 2011</td>
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<tr>
<td>Set a target for first year and then review annually.</td>
<td>April 2011 – set Annual target</td>
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#### Expected outcome: Conversion of empty commercial properties for residential use

<table>
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<tr>
<th>Develop pilot programme to convert empty commercial properties into residential use</th>
<th>Hold initial discussions with Planning and Regeneration services.</th>
<th>Nov 2011</th>
<th>Private Housing Partnerships</th>
<th>Staffing</th>
</tr>
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<tr>
<td>Develop method for Identifying empty commercial premises which may have potential for change of use to residential accommodation.</td>
<td>Jan 2011</td>
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<tr>
<td>Agree protocol to convert potential properties.</td>
<td>March 2011</td>
<td></td>
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<tr>
<td>Start of Pilot programme to convert commercial properties for residential use.</td>
<td>April 2011</td>
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<tr>
<td>Review of pilot.</td>
<td>April 2012</td>
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<tr>
<td>What we will do</td>
<td>How we will know how we are doing</td>
<td>When we will do it by</td>
<td>Who will do it</td>
<td>What resources we have or need</td>
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<tr>
<td>Specific actions</td>
<td>e.g. performance Indicator, milestone or target</td>
<td>Target dates (not ‘ongoing’)</td>
<td>Lead service or partner</td>
<td>Staffing or financial (internal and external)</td>
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### Expected outcome: To bring back into use empty flats over shops

- **Specific actions**
  - Work with owners to bring flats over shops into use as homes annually.
  - Review earlier survey used to identify potential empty flats.
  - Identify the ownership of identified flats.
  - Agree protocols for business rates / council tax calculation.
  - Commence flats over shops programme and set an annual target.

- **How we will know how we are doing**
  - Jan 2011
  - March 2011
  - March 2011
  - April 2011 and then Annually

- **When we will do it by**
  - Jan 2011
  - March 2011
  - March 2011
  - April 2011 and then Annually

- **Who will do it**
  - Private Housing Partnerships

- **What resources we have or need**
  - Staffing

### Expected outcome: Reduction in the number of long term (over two years) empty properties

- **Specific actions**
  - Bring a minimum of 20 long term empty properties brought back into use annually.
  - Work with owners of long term empty properties to bring them back into use as homes.

- **How we will know how we are doing**
  - Work with owners of long term empty properties to bring them back into use as homes.

- **When we will do it by**
  - Annual

- **Who will do it**
  - Private Housing Partnerships

- **What resources we have or need**
  - Staffing

### Expected outcome: Empty properties brought back into use through the effective use of grants

- **Specific actions**
  - Bring a minimum of 24 empty properties back into use annually with the use of empty property grants.
  - Award grants to assist in bringing empty properties back into use.

- **How we will know how we are doing**
  - Annual

- **When we will do it by**
  - Annual

- **Who will do it**
  - Residential Environmental Health

- **What resources we have or need**
  - Staffing
  - Grants
  - Dependent on LBI capital budget and North London Sub Region funding.

### Expected outcome: Review of grant policy for empty properties

- **Specific actions**
  - Undertake annual review of grant policy.
  - Review current policy and make recommendations for change to Corporate Director for Environment & Regeneration.

- **How we will know how we are doing**
  - March each year

- **When we will do it by**
  - March each year

- **Who will do it**
  - Residential Environmental Health

- **What resources we have or need**
  - Staffing
**Objective 2:**
Reduce the time taken to bring longer term empty properties back into use through the use of appropriate enforcement measures

<table>
<thead>
<tr>
<th>What we will do Specific actions</th>
<th>How we will know how we are doing e.g. performance Indicator, milestone or target</th>
<th>When we will do it by Target dates (not 'ongoing')</th>
<th>Who will do it Lead service or partner</th>
<th>What resources we have or need Staffing or financial (internal and external)</th>
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</thead>
<tbody>
<tr>
<td><strong>Expected outcome:</strong> Properties brought back into use through Compulsory Purchase (CPO) action</td>
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<tr>
<td>Double amount of reports to Executive Committee recommending CPO (to at least eight properties per year).</td>
<td>Initiate prompt CPO action on eight specific properties where other attempts to bring them back into use have failed. Minimise the length of time taken at all stages in the process.</td>
<td>Annual</td>
<td>Residential Environmental Health</td>
<td>Staffing Capital Monies from Islington Council Legal costs Sub regional funding</td>
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<tr>
<td></td>
<td>Work with Registered Providers to bring properties back into use as affordable social housing, where possible.</td>
<td>Annual</td>
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<td></td>
<td>Produce an annual update of properties going through CPO process.</td>
<td>Annual</td>
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<tr>
<td><strong>Expected outcome:</strong> Properties brought back into use through Enforced Sales (ES) action</td>
<td></td>
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<tr>
<td>Initiate enforced sales action to bring properties back into use annually.</td>
<td>Establish outstanding council debts on empty properties.</td>
<td></td>
<td>Private Housing Partnerships</td>
<td>Staffing Legal costs</td>
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<tr>
<td></td>
<td>Establish legal costs.</td>
<td></td>
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<td></td>
<td>Encourage owners to clear debt and bring property back into use, or enforce the sale of their property.</td>
<td>Annual</td>
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<tr>
<td></td>
<td>Instruct Legal Department to apply for Charging Orders on five properties.</td>
<td>Annual</td>
<td></td>
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<tr>
<td></td>
<td>Review target on number of enforced sales.</td>
<td>Annual</td>
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<tr>
<td><strong>Expected outcome:</strong> Exploration of the effective use of Empty Dwelling Management Orders (EDMOs)</td>
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<tr>
<td>Carry out feasibility into the use of Empty Dwelling Management Orders as an effective tool for bringing empty properties back into use.</td>
<td>Commence feasibility study.</td>
<td>March 2011</td>
<td>Residential Environmental Health</td>
<td>Staffing</td>
</tr>
<tr>
<td></td>
<td>Commence use of EDMOs as an appropriate form of enforcement.</td>
<td>April 2011</td>
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</table>
### Objective 3:
Raise awareness of the need to tackle empty properties through greater promotion and publicity of the work that we do

<table>
<thead>
<tr>
<th>What we will do (Specific actions)</th>
<th>How we will know how we are doing (e.g. performance indicator, milestone or target)</th>
<th>When we will do it by (Target dates (not ‘ongoing’)</th>
<th>Who will do it (Lead service or partner)</th>
<th>What resources we have or need (Staffing or financial (internal and external))</th>
</tr>
</thead>
<tbody>
<tr>
<td>Run a publicity campaign highlighting the problem of empty properties and the council’s approach to reducing them.</td>
<td>Launch publicity campaign.</td>
<td>Summer 2011</td>
<td>Private Housing Partnerships</td>
<td>Staffing Promotion, printing and advertising costs</td>
</tr>
<tr>
<td></td>
<td>Evidential Increase in enquiries and reports of empty properties reported annually.</td>
<td>March 2012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Expected outcome: Increased public awareness of the council’s approach to empty properties</td>
<td></td>
<td></td>
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</thead>
<tbody>
<tr>
<td>Produce an electronic information pack for owners of empty properties, downloadable from the LBI website.</td>
<td>Info pack available on council website.</td>
<td>December 2010</td>
<td>Private Housing Partnerships</td>
<td>Staffing Design costs</td>
</tr>
<tr>
<td></td>
<td>Evidential Increase in enquiries from owners reported annually.</td>
<td>Annually</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The table below shows the key strategies and plans that are linked to the empty property strategy. Except where indicated, the full list of publications can be found at: [www.islington.gov.uk/Housing/policiesandstrategies/housingpublications](http://www.islington.gov.uk/Housing/policiesandstrategies/housingpublications)

Following the change of political administration in May 2010, some of the existing policies and strategies will be subject to renewal / review over the timeframe of this Empty Property Strategy.

<table>
<thead>
<tr>
<th>Strategy/ Plan</th>
<th>Objective</th>
<th>Contact / Link</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Strategy</td>
<td>Sets out the overall strategy and priorities for housing in Islington for all tenures and how we tackle wider problems through better housing services.</td>
<td>Hitesh Tailor <a href="mailto:hitesh.tailor@islington.gov.uk">hitesh.tailor@islington.gov.uk</a></td>
</tr>
<tr>
<td>Private Sector Housing Strategy</td>
<td>Aims to improve conditions, provide better services and sustain the private sector as a valuable contributor to meeting housing need in Islington.</td>
<td>Irna van der Palen <a href="mailto:irna.vanderpalen@islington.gov.uk">irna.vanderpalen@islington.gov.uk</a></td>
</tr>
<tr>
<td>Private Sector Renewal Strategy</td>
<td>Details the range of grants available to private sector owners and landlords.</td>
<td>Jill Ellenby <a href="mailto:jill.ellenby@islington.gov.uk">jill.ellenby@islington.gov.uk</a></td>
</tr>
<tr>
<td>Core Strategy - Your Neighbourhood, Your Islington</td>
<td>The Core Strategy is a key document within the Local Development Framework and is the council’s plan for the future. The Core Strategy will influence future planning decisions and will shape the development of the borough to 2025 and beyond.</td>
<td>Sakiba Gurda <a href="mailto:sakiba.gurda@islington.gov.uk">sakiba.gurda@islington.gov.uk</a></td>
</tr>
<tr>
<td>Corporate Plan</td>
<td>Sets out the council’s corporate priorities which underpin all its strategies.</td>
<td>Bernadette Lunney <a href="mailto:bernadette.lunney@islington.gov.uk">bernadette.lunney@islington.gov.uk</a></td>
</tr>
<tr>
<td>Prevention of Homelessness Strategy</td>
<td>Details the aims, priorities and actions for the prevention of homelessness in the borough.</td>
<td>Margaret Gates <a href="mailto:margaret.gates@islington.gov.uk">margaret.gates@islington.gov.uk</a></td>
</tr>
<tr>
<td>Sustainable Communities Strategy</td>
<td>Sets out what kind of community we want Islington to be in ten to 15 years time and how we can achieve it.</td>
<td>Lela Kogbara <a href="mailto:lela.kogbara@islington.gov.uk">lela.kogbara@islington.gov.uk</a></td>
</tr>
<tr>
<td>Audit Commission (Housing Inspectorate) Key Line of Enquiry No. 9 for Private Sector Housing Last updated April 2006</td>
<td>Provides criteria for assessing and measuring the effectiveness and efficiency of housing services.</td>
<td>Audit commission <a href="http://www.auditcommission.gov.uk">www.auditcommission.gov.uk</a></td>
</tr>
<tr>
<td>Borough investment Plan 2010</td>
<td>A high level, strategic, working document setting out a clear strategic vision of the borough, and identifying specific local investment priorities.</td>
<td>Denise Lewis <a href="mailto:denise.lewis@islington.gov.uk">denise.lewis@islington.gov.uk</a></td>
</tr>
</tbody>
</table>
If you would like this document in large print or Braille, audiotape or in another language, please contact 020 7527 2000.

English
If you would like this information in your own language please contact 020 7527 2000.

Italian
Se desidera queste informazioni nella sua lingua, è pregato di contattare 020 7527 2000.

Somali
Haddii aad jeclaan lahayd macluumaadkan oo ku qoran luqadaada fadlan la xidhiidh 020 7527 2000.

Spanish
Si desea esta información en su idioma, llame al 020 7527 2000.

If you would like more information please contact:

Private Housing Partnerships
Housing & Adult Social Services, London Borough of Islington, Room 111, Town Hall, Upper Street, N1 2UD

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T 020 7527 6078
F 020 7527 6083
W www.islington.gov.uk/housing/privatehousing/emptyproperties

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T 020 7527 3083
F 020 7527 3097

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