

EMPTY HOMES – A Guide for Owners

Assisting you with your empty home

The Empty Homes Officer offers advice and assistance to help you to identify the best way to return your property to use and make the most of it.

Why are empty homes a cause for concern?

Homes that are left empty are a cause for concern for a number of reasons:

- They can be a considerable financial burden on owners
- They are a wasted resource in an area of high housing demand
- They can attract crime, vandalism and anti-social behaviour

Returning empty homes to use eliminates these risks and can provide the following additional benefits:

- Give owners a financial return and remove the burden and worry of being responsible for a vacant property
- Provide extra homes in the County without the need for new builds

What advice and assistance is available?

We understand that returning an empty home to use can be very stressful and overwhelming so our Empty Homes Officer is available to offer tailored advice and support in returning your property to use. We can help you decide how to make the most of your property and provide a range of advice and assistance tailored to your individual circumstances.

General Advice

- Assistance identifying the most suitable use for your property
- Advice on local housing need and demand for properties

Renovation Advice

- Assistance identifying funding options
- Assistance identifying local contractors and suppliers and managing works on your behalf

Selling Your Property

- Advice and assistance on selling properties at auction
- Access to private purchasers interested in purchasing empty homes

Financial Advice

- Access to Welsh Government and Local Authority grants and loans.

How can I find out more?

If you would like to know more about the advice and assistance available or if you would like to have a discussion regarding your empty property, please contact the Empty Homes Officer on the contact details below who can discuss the options available to you.

To enable us to offer the appropriate advice and assistance when you contact us, it would be helpful to know:

- The current condition of the property
- The approximate date it became empty
- Any future plans you have for the property

All discussions are confidential and any information provided will not be shared with a third party without your consent.

What will happen if my property remains empty?

Denbighshire County Council is keen to assist owners in returning their properties to use. However in circumstances where the property is considered to be having a detrimental effect on the neighbourhood and local amenities and all offers of voluntary assistance have been rejected, the Council will consider taking enforcement action.

The Council have several options it can consider dependent on the status of the property which include:

- Serving an improvement notice to make the owner bring their property up to current housing standards
- Enforcing the sale of the property
- Serving a demolition order

For further information, please contact:

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