



THE SHOWSTOPPERS

***WHAT NEEDS TO BE DONE TO TURN THE TIDE,
SO THAT THE NUMBER OF HOMES EHOS HELP TO BRING BACK INTO USE CAN RETURN TO 19/20 LEVELS,
AND WE CAN STEM THE INCREASE IN THE NUMBER OF HOMES BECOMING LONG TERM EMPTY?***

Background

Empty homes statistics published in December showed long term empty homes increasing by almost 16% from 40,963 to 47,333.

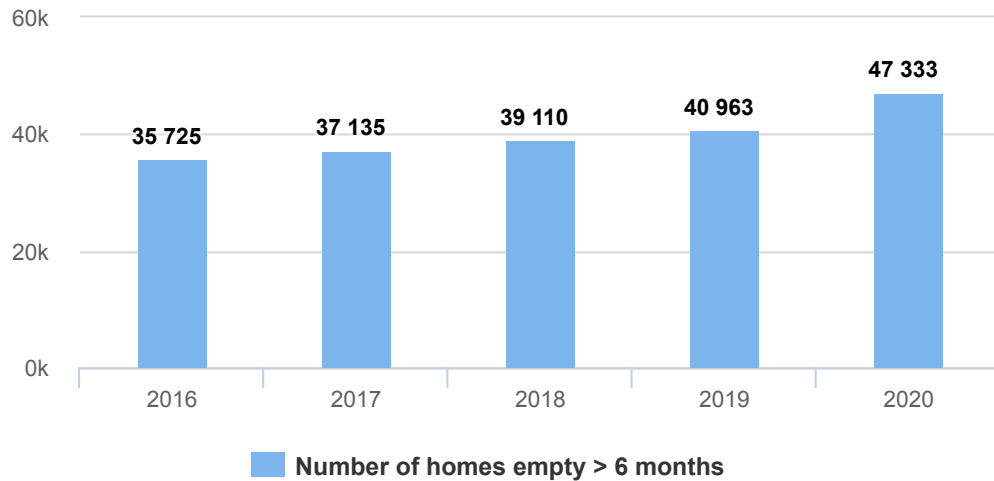
Homes empty for six to twelve months increased by 2,965 (21.46%) from 13,817 to 16,782.

Homes empty for more than a year increased by 3,405 increase (12.54%) from 27,146 to 30,551

These were the largest numerical increases in any year since SEHP began.

In 2019/2020 empty homes officers reported 1,412 empty homes brought back to use. In the first half of 2020/2021 only 244 were reported.

Empty Homes in Scotland



HOW MIGHT WE ENCOURAGE MORE HOMES TO BE BROUGHT BACK INTO USE?

Market conditions:
Former short term lets coming on to rental market

Intervention:
More preventive work

Support:
Advice & Assistance to owners

Enforcement:
Threat of CPO (Negative equity)

Funding debate:

Counter point:
Owners should be encouraged to take responsibility for own property.

Burden of risk caused by disrepair can end up falling on council where properties left empty.

Suggestion:
Provide grant funding where repairs needed

Funding levels are unlikely to return to 1990s levels so assistance should adapt to this

This justifies public spending on private property to mitigate higher cost to community

HOW MIGHT WE STEM THE INCREASE IN THE NUMBER OF HOMES BECOMING LONG TERM EMPTY?

National grant
assistance for
problematic
buildings/
conservation
areas

less
onerous
loan
funding

Prevention

move
on CSO

Encourage
owners to
take
responsibility

Recognising
financial risk
to council or
community