

Empty Homes Plan



1.0 Introduction

Empty and derelict properties have an adverse effect on neighbourhoods. They are unsightly and can attract crime and anti-social behaviour such as squatting, arson, graffiti and fly-tipping. They may also affect the value of neighbouring properties by creating an impression of neglect and decline within the community. Communities are less likely to flourish and prosper in areas where multiple empty properties are in close proximity.

Such properties are not only eyesores and a source of neighbourhood distress; they are a wasted resource in a time of ever growing housing demand. Many people cannot access good housing, yet many homes stand vacant.

Properties can remain empty for a number of reasons, including inheritance complications, high repair costs combined with low values, limited or negative equity, adverse lending policies, and owners going into residential care. A lack of awareness of available options and sentimentality are common reasons.

The council is committed to taking action whenever possible to bring them back into use. Council interventions help increase overall housing supply and reduces the negative environmental and economic effects that empty properties have on neighbourhoods.

The purpose of this empty homes plan is to provide clarity on the approach that Mid Devon District Council intends to take in tackling empty homes across the district.

The main objectives of this plan are:

- To regenerate areas where empty homes are having an adverse effect on the community
- To maximise the use of the districts existing housing stock
- To provide more homes to meet the demand for affordable housing
- To alleviate the pressure on the Councils own housing stock
- To improve the visual impact of derelict and eyesore properties.

2.0 Options for intervention

There are a number of options available to the council to tackle empty homes and no single type of action fits all circumstances.

The council are developing a toolkit of options that range from informal assistance through to enforcement action. The proposed initiatives and enforcement options are detailed below.

2.1 Initiatives

Initiatives are those products that are informal and are regularly reviewed for viability. There are a range of possible initiatives that the council may wish to adopt and further work will be needed to implement such schemes, if they are not currently available.

Initiatives are more likely to be successful at achieving the objectives of the empty homes plan but require resources to set them up and manage them.

Some examples of initiatives to consider include:

- Consider the potential opportunity to provide an in house service to sell empty homes on behalf of the owners.
- Review the scope of rent guarantee or bond schemes, Private Sector Leasing schemes and Partnership working schemes
- Consider potential partnerships with local Letting Agents, Estate Agents, and auction houses.
- Consider potential for lease-repair schemes and/or purchase-repair schemes
- Land assembly to create viable development sites
- Use of the Councils Grounds Maintenance service to provide garden clearance for empty home owners.

2.2 Enforcement

Enforcement can be a useful tool in achieving a particular outcome where the owner is absent or failing to engage with the council. Enforcement can be time consuming and lengthy but in some cases is the only option.

A range of statutory powers can be used to help bring empty homes back into use the most significant forms of intervention include:

- The compulsory purchase of the land or building concerned to ensure that the site is brought back into use;
- Following the service of a statutory notice, the carrying out of works-in-default to improve property conditions (and the placing of a charge on the property to secure the repair costs as a debt);
- The enforced sale of a property, as a means of recovering any debt owed to the council (such as a debt resulting from works-in-default).

While enforcement action in respect of empty homes is a priority for the council, it does not have a mandatory duty to bring them back into use.

The council can use a wide range of legislative powers to assist in bringing empty homes back into use or improve eyesore properties. The most relevant legislation is outlined in appendix 1.

3.0 Approach

Council tax data has been obtained which identifies the addresses of the long term empty homes across the district. Those properties that have been empty for two years or more have been plotted on a map (appendix 3) to identify if there is a pattern or 'clustering' of properties. This map has formed the basis of the initial inspection programme. This inspection programme aims to prioritise the properties for action based on the condition of the property and its impact on the community.

A copy of the prioritisation can be found in appendix 2.

Once a list of properties that require intervention has been collated the type action required will be identified and progressed.

The list of empty properties will be regularly updated using council tax data and once the initial programme has concluded those properties that have been empty between 6 months and 2 years will be added and prioritised accordingly.

3.1 Empty property complaints

Anyone may report an empty property to the council's Private Sector Housing team.

Upon receipt of an empty property complaint, an officer will make preliminary enquiries. Existing council records will be reviewed and an initial visit will usually take place within 28 days. A visit may not be necessary if a previous complaint is already being investigated.

If, following inspection, a property is confirmed to be vacant, the council will normally attempt to engage with the owner on an informal basis. Usually, this will involve sending a letter with an offer of help and advice. If a response is made, the council will attempt to help in whatever way it can. If no response is made, a further attempt to contact the owner will be made. Again, this will usually be by way of an informal letter.

Whereas the council will attempt to keep a complainant updated as much as possible during the course of an empty property investigation, only limited information is likely to be available. Any communications between the owner of the empty property and the council will usually be confidential and subject to data protection requirements.

The council will endeavour to bring an empty property back into use by informal means. Unfortunately, this is not always possible.

3.2 Prioritising action

If the informal approach proves to be unsuccessful, the council has to determine what action, if any, to take.

Owing to the resources available to deal with empty homes, not all of which are long-term empty or in poor repair, the council cannot, intervene in every case. The resources available to the council must be used to good effect and be directed at those properties causing the most problems. As empty property enforcement action is onerous and time-consuming, the council has adopted a priority rating system.

When a property is confirmed to be vacant, it will be subject to a priority assessment based on a number of factors. These include:

- Condition of the property: Appearance (the degree to which the premises are unsightly and detrimental to the area, including matters such as decorative repair, rubbish accumulations and overgrown vegetation); General condition (physical condition of the premises, both internal and external; for example, whether the building is in an uninhabitable condition);
- Community impact: Crime and anti-social behaviour (historic and future risk; including arson, trespass, squatting, fly-tipping and graffiti); Prominence (property size and location; for example, whether the property is in a high profile location seen by many, or down a side street only ever seen by very few if any people); Physical effect (whether the condition of the property is causing damage to other residential buildings; for example, whether the roof is leaking to such an extent that water penetration has begun to affect neighbouring homes);
- Time vacant (the length of time the property has been empty).
- Whether there have been complaints about the property

For each category, the property will be assessed as having no effect, minor impact or a major impact. Based on the assessment, points are awarded for each category.

The points awarded are totalled and each property is given an overall score, with the maximum score being 90. The overall score is then placed into one of three bandings, namely:

- High priority = 40 and over;
- Medium priority = 25-39;
- Low priority = 24 or less

Any empty residential property given a High rating will usually be recommended for enforcement action should informal intervention be unsuccessful. Properties given a Medium rating may also be considered for such action.

Properties given a Low priority are unlikely to be subject to enforcement action unless there are particular circumstances that render such action in the public interest.

Irrespective of the rating awarded, the council will always attempt to assist and advise any empty property owner should they ask for help.

The council is committed to constantly reviewing the priority rating system to ensure that it remains fit for purpose and provides a meaningful and fair way of assessing the need for statutory intervention. As such, the scoring matrix may be subject to change at any time.

4.0 Activity Plan					
Activity	Objective	Time frame	Measure of success	Responsible Officer	Progress
Map the empty homes that have been vacant for 2 years or more.	To identify any patterns relating to location and to cluster properties for the inspection programme	4 th October 2016	Map produced showing locations of empty homes that have been vacant for 2 years or more	Empty Homes Officer	Complete
Visit the identified empty homes and carry out a prioritisation inspection.	To ensure that all the long term empties have been properly prioritised for intervention	31 st October 2016	Programme produced and inspections underway	Empty Homes Officer	In progress
Develop an intervention programme with focus on the high priority properties	To target resources to the 'worst first' and identify the types of action required	30 th November 2016	Priority properties identified with a clear plan for intervention	Empty Homes Officer/PSH Lead Officer	Not yet started
Work with Grounds Maintenance to develop paid for services for garden clearance	To provide a quick response to the clearance of overgrown gardens	January 2017	Commercial service available for empty home owners to access to clear gardens and improve visual amenity	Grounds Maintenance Supervisor/PSH Lead Officer	In progress

4.0 Activity Plan					
Activity	Objective	Time frame	Measure of success	Responsible Officer	Progress
Develop the initiatives that Mid Devon want to pursue	To provide additional tools for dealing with empty homes other than enforcement	November 2016 onwards	A number of initiatives are in place to assist in bringing empty homes back into use	PSH Lead Officer/Empty Homes Officer	Not yet started
Map the rest of the long term empty homes	To provide the full picture of empty homes across the district following the initial programme	March 2017	Map produced showing locations of empty homes that have been vacant for 6 months to 2 years	Empty Homes Officer	Not yet started
Visit the empty homes to carry out a prioritisation inspection	To ensure that all the long term empties have been properly prioritised for intervention	March/April/May 2017	Programme produced and inspections underway	Empty Homes Officer	Not yet started
Develop a further intervention programme based on the result of the prioritisation exercise	To target resources to the 'worst first' and identify the types of action required	May/June 2017	Priority properties identified with a clear plan for intervention	Empty Homes Officer	Not yet started
Launch a method of reporting empty homes on line	To enable the public to report empty homes directly to the	TBC	Web page available and reporting method is up and running	Empty Homes Officer	Not yet started

4.0 Activity Plan					
Activity	Objective	Time frame	Measure of success	Responsible Officer	Progress
	council				
Awareness raising activities with ward councillors on how to report an empty property	To encourage ward councillors to identify empty homes and report them to private sector housing	TBC	Ward councillors engaged in the empty homes programme and making referrals	Empty Homes Officer	Not yet started

APPENDIX 1 – Legislative overview

Housing Act 2004

Since April 2006, the Housing Act 2004 (“the Act”) has been the primary legislative tool for dealing with private sector housing conditions. Regulations made under the Act also play a significant role. The Act is divided into a number of parts, of which the following are most relevant in this context:

Part 1: Housing conditions

This Part introduced a new methodology for the assessment of housing conditions and replaced the previous housing fitness standard. It introduced the concept of Category 1 and Category 2 hazards, and regulations made under section 2 prescribed the Housing Health and Safety Rating System (“HHSRS”) as being the method for assessing the severity of hazards.

Category 1 hazards are the most serious and likely to cause harm to health and/or safety. Where the council has identified a Category 1 hazard it is under a mandatory duty to take the appropriate enforcement action. Where it has identified a Category 2 hazard it has a discretionary power to take such action.

This Part also sets out the available enforcement options for dealing with Category 1 and 2 hazards. They include:

- The service of an Improvement Notice requiring the taking of remedial action within a specified time period. Such notices can, on service, be suspended to come into effect at a later date or at a point in time when a specified event takes place.
- The making of a Prohibition Order prohibiting or restricting some or all uses of all or part of a residential premises. Such orders may also be suspended on service.
- The service of a Hazard Awareness Notice highlighting that there are hazards existing on a residential premises which should be considered for further action. Such a notice does not place a legal obligation on the recipient to carry out works.
- The taking of Emergency Remedial Action by the council where there is a hazard which involves an imminent risk of serious harm. This action can only be taken in respect of Category 1 hazards.
- The making of an Emergency Prohibition Order prohibiting or restricting some or all uses of all or part of a residential premises with immediate effect. Such an order can only be made in respect of Category 1 hazards involving an imminent risk of serious harm.
- The making of a Demolition Order under the Housing Act 1985 (“the 85 Act”). This option is only available for residential premises containing Category 1 hazards and is not available in respect of listed buildings.
- The declaring of a Clearance Area under the 85 Act requiring the clearing of all buildings in a specified area. This option is only available when all the residential premises in the area concerned contain Category 1 hazards.

Part 4: Additional control provisions in relation to residential accommodation

This Part provides for Interim and Final Empty Dwelling Management Orders (“EDMOs”). EDMOs are similar to Interim and Final Management Orders, but relate to empty properties and are designed to ensure that dwellings become and stay occupied.

Housing Act 1985

While many of the provisions in the 85 Act relating to private sector housing have been repealed, some still remain. As mentioned above, the 85 Act empowers the making of Demolition Orders and the declaring of Clearance Areas.

Section 17 of the 85 Act concerns the compulsory acquisition of land or property for housing purposes. This power may be used to acquire under-used or ineffectively used land or property by means of a compulsory purchase order (“CPO”). Before taking such action, the council must show that there is a general housing need in the area and that a quantitative or qualitative housing gain will be made by making the order. CPOs must be approved by the Secretary of State.

Environmental Protection Act 1990

Matters which may amount to a statutory nuisance are set out in section 79(1) of the Environmental Protection Act 1990. Statutory nuisances must be either “prejudicial to health or a nuisance”. Prejudicial to health is defined as meaning “injurious, or likely to cause injury, to health”. Nuisance is not defined by statute. If the council is satisfied that a statutory nuisance exists or is likely to occur or recur, it must serve an Abatement Notice.

Building Act 1984

Section 59 relates to the drainage of buildings. Where drainage serving any building is defective, insufficient, or prejudicial to health or a nuisance, the council may, by notice, require the owner of the building to remedy the situation.

Section 76 makes provision for defective premises which are in such a state as to be prejudicial to health or a nuisance. If, by following the procedures set out in section 80 of the Environmental Protection Act 1990, there would be an unreasonable delay in remedying the defective state, the council may, after having given nine days’ warning to the relevant person, enter the premises to carry out the works required to remedy the defective condition.

Under section 77, the council can apply to the Magistrates’ Court for an order requiring the owner of a dangerous building to either make the building safe or (if the owner chooses) demolish it. If the owner fails to comply with the order, the council can carry out the works-in-default and recover the reasonable expenses incurred in doing so from the owner. In emergency situations, the council can (without obtaining a court order) take immediate steps to make safe a dangerous building under section 78. In such circumstances, the council must, if possible, attempt to give prior notice to the owner. Again, reasonable expenses can be recovered from the owner.

Section 79 concerns ruinous and dilapidated buildings and neglected sites. If a building is, by reason of its ruinous or dilapidated condition, seriously detrimental to the amenities of the neighbourhood, the council may serve a notice requiring the owner to carry out remedial works or (if the owner chooses) demolish the building. If the owner fails to comply with the notice, the council can carry out the works-in-default and recover the reasonable expenses incurred in doing so from the owner. This section also makes provision for dealing with any debris resulting from the collapse or demolition of a building, which by its nature is seriously detrimental to the amenities of the neighbourhood. If this condition is met, the council may

serve a notice on the owner requiring the clearance of the site. As above, if the owner fails to comply with the notice, the council can carry out the works-in-default and recover the reasonable expenses incurred in doing so from the owner.

Town and Country Planning Act 1990

Section 215 of the Town and Country Planning Act 1990 provides the council with the power to deal with land which adversely affects the amenity of an area. "Land" includes buildings. A notice may be served under this section requiring the owner or occupier of the land to take steps as is necessary to remedy the condition of the land. Such notices set out the steps that need to be taken, and the time within which they must be carried out. The council also has the power to undertake the works themselves and to recover the costs from the landowner.

Section 226 concerns the compulsory acquisition of land or property to allow development, redevelopment or improvement to take place. If compulsory acquisition will contribute to the promotion or improvement of economic and/or social and/or environmental wellbeing, the council may, in the public interest, make a CPO. CPOs must be approved by the Secretary of State.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 47 provides for the compulsory purchase of listed buildings in disrepair. CPOs under this section are made to ensure that listed buildings (buildings deemed to be of special architectural and historical interest) are properly preserved. CPOs must be approved by the Secretary of State. However, before the council can compulsorily purchase a listed building in disrepair it must first give the owner an opportunity to carry out the required works by serving a repairs notice. If an owner demolishes a listed building following receipt of a repairs notice, the site may still be compulsorily purchased by the council.

Public Health Act 1961

Section 17 concerns defective and blocked drainage. If it appears to the council that a drain, private sewer, water-closet, waste pipe or soil pipe is not sufficiently maintained and kept in good repair, and can be sufficiently repaired at a cost not exceeding £250, it may, after giving seven days' notice, carry out the necessary repairs and recover the expenses incurred from the person(s) concerned, namely the owner(s).

In cases where the drain, private sewer, water-closet, waste pipe or soil pipe is stopped up, the council may, by notice, require the owner to remedy the problem within 48 hours. If such a notice is not complied with, the council may undertake the works-in-default and recover the costs incurred in doing so.

Law of Property Act 1925

In cases where the council is owed monies, as a result of the council undertaking works-in-default under relevant legislation, section 103 of the Law of Property Act 1925 may be used as a means by which to recover the debt. Under this legislation, the debt may, under certain circumstances, be registered as a first charge with HM Land Registry. Such a charge would take precedence over any mortgage. The council may then, should the owner fail to pay the debt within a specified timescale, enforce the sale of the property to recover the monies owed.

Local Government (Miscellaneous Provisions) Act 1976

When the council requires information relating to the ownership of land in connection with the discharge of its statutory duties, it may, by notice under section 16, require certain persons to provide information within a specified timescale. In connection with the land concerned, such information can be demanded from any one or more of the following: the occupier, freeholder, mortgagee, lessee, any person receiving the rent (either directly or indirectly), and any managing or letting agent.

If a water, gas or electricity supply to a dwelling has been cut off, or is likely to be cut off, owing to the non-payment of a bill by the owner, the council may, under section 33, step in and make arrangements with the supplier to ensure that the supply is reconnected and/or maintained.

Local Government (Miscellaneous Provisions) Act 1982

Sections 29 to 32 relate to the protection of buildings. If a building is unoccupied, or the occupier is temporarily absent, and it is insecure or likely to become a danger to public health, the council may take action to ensure that it is adequately secured to prevent unauthorised entry and made safe. The council can recover the costs from taking such action from the owner of the building.

Prevention of Damage by Pests Act 1949

The council is under a duty to ensure, as far as is practicable, that its district is kept free from rats and mice. If residential premises are in such a condition as to attract rats or mice, the council may, by notice, require appropriate treatment to be undertaken and/or require remedial works to ensure that harbourage is no longer provided. For example, such a notice may require the removal of rubbish and furniture that has been discarded in the external grounds of a privately-owned property which has or is likely to attract rats and mice.

APPENDIX 2 – Prioritisation Form

PROPERTY ADDRESS		Ward
DATE OF VISIT		
VISITING OFFICER		

Is the property occupied?	Yes	No
Is the property furnished?	Yes	No
Photos taken?	Yes	No

PART 1

CONDITION OF THE PROPERTY		Points
HOUSE		
Is the house in disrepair?	No	0
	Minor	5
	Major	10
	Derelict	15
GARDEN/GROUNDS		
Is the garden overgrown?	No	0
	Minor	5
	Major	10

INSTRUCTIONS

Part 1 & Part 2 to be completed by the Visiting Officer at the time of the visit. Based on opinion please highlight/circle the appropriate Points score.

Part 3 to be completed pre or post visit after appropriate investigations.

Add together the points from the three parts to give a score. The score corresponds to a priority rating of low, medium or high.

PART 2

COMMUNITY IMPACT		Points
Is the house or garden affecting adjoining property?	No	0
	Yes	10
Is the house or garden affecting the amenity of the area?	No	0
<i>(use if house is derelict)</i>	Yes	10
Is the house or garden attracting vandalism or ASB?	No	0
	Yes	10
Is there evidence of other statutory nuisance under EPA?	No	0
	Yes	10

PART 3

OTHER CONSIDERATIONS		Points	TOTAL POINTS
How long has the property been empty?	< 6mts	5	Part 1
	6mts – 2 years	10	Part 2
	> 2 years	15	
Have there been any complaints?	No	0	Part 3
	Yes	10	
			TOTAL

SCORE	PRIORITY RATING	COLOUR CODE FOR MAPPING
0 – 24 Points	Low Priority	Green
25 – 39 Points	Medium Priority	Amber
40 + Points	High Priority	Red

COUNCIL TAX (email council tax for the information)	
CLASSIFICATIONS (eg empty homes and 2 nd homes)	
LDDANN - 50% family annex discount	
PCLA0 - 2 nd home occupation restricted	
PCLB0 – 2 nd home occupation not restricted	
PCLC100 – empty and unfurnished 3 months 100% discount (formally Class C)	
PCLD50 – under structural repair 50% discount for 12 months (formally Class A)	
PCLC0 – long term empty charge (100%)	
PREM50 – long term empty + 2 years, 150% charge (50% premium)	
ZERO – furnished but unoccupied 6 months 50% charge	
OTHER CLASSIFICATIONS (email council tax for the information)	
Class B – owned by a charity	
Class D – person being detained in prison or elsewhere	
Class E – left empty by patient in a hospital or care home	
Class F – council tax payer deceased	
Class FF – 6 month exemption after Grant of Probate	
Class G – occupation prohibited by law	
Class H – dwelling held for a minister of religion	
Class I – person living elsewhere to receive care	
Class J – person living elsewhere to give care	
Class K – dwelling left empty by a student studying elsewhere	
Class L – repossessed dwellings	
Class Q – dwelling left empty by a bankrupt person	
Class T – annex not let separately	
BACKGROUND	
Date first listed as empty	
Date listed as Prem50	
Property furnished/unfurnished	
Property for Sale/Let	
Council tax debt/liability orders/charging orders	
GENERAL	
Is the property secure?	
Land Registry check undertaken?	
Involvement with/ money owed to other council departments:	
Planning	
Planning enforcement	
Building Regs	
Environmental Health	
Known Police involvement	
Does the owner owe money to the council (for eg Council Tax or works in default)?	

Class A - Requiring major repairs/structural alterations

Must be unoccupied and substantially unfurnished. A 50% discount applies for a limited period of up to 12 months so long as the dwelling is vacant and requires, or is undergoing, major repair work to render it habitable. If building work is completed the discount will cease. If the works to the dwelling have not been completed within the 12-month period the full charge is then liable.

Class B - Owned by a charity

Must be unoccupied. The exemption applies for up to six months from the date last occupied, provided that was by a charity. The owner must be a body established for charitable purposes only, and when last occupied the property must have been used for charitable purposes.

Class C - Empty and unfurnished

Applies to new dwellings and to dwellings that become empty. The property must be unoccupied and substantially unfurnished. The exemption will apply for up to three months from the date the dwelling was last occupied, or for new properties from the date of completion. After three months the exemption ceases and the full charge is then liable for the next 21 months. If the dwelling remains unoccupied after two years 150% of the full charge is due.

Class D - Empty due to person being in prison or being detained elsewhere

Must be unoccupied. The person who would normally be liable to pay the Council Tax is in prison. There is no time limit on this exemption.

Class E - Left empty by patient in a hospital or a care home

Must be unoccupied. Applies to dwellings where the person who would be liable is a patient living in a hospital, a nursing home or a care home. No time limit applies. If anyone other than the person in the home or hospital becomes liable for the property, the exemption ceases.

Class F - Council Tax payer deceased

Must be unoccupied. Where the Council Tax liability rests solely with the executor or administrator of a deceased person's estate, exemption applies until probate is obtained, or letters of administration are granted, and for up to six months thereafter. Relates to any dwelling left unoccupied by the deceased person, including any second home, and not just to the person's sole or main residence.

Class G - Occupation prohibited by law

Must be unoccupied and subject to action to prohibit occupation, or action to acquire the dwelling, under an Act or Parliament. Includes closing orders on unfit properties and planning limitations on caravans and chalets that cannot be occupied during certain months of the year. If occupation of such a dwelling takes place, despite the legal prohibition, the exemption ceases, for example, if squatters move into a derelict building they become liable for the Council Tax.

Class H - Dwelling held for a minister of religion

Must be unoccupied and being held awaiting occupation by a minister of religion for work purposes. No time limit applies. Applies to ministers of any religion. There is no requirement as to ownership of the dwelling or to whether it was last used by a minister.

Class I - Person living elsewhere to receive care

Must be unoccupied and the person who would normally be resident is living elsewhere (other than in a hospital or care home) to receive personal care. Care must be necessary due to old age, disablement or illness (including alcohol or drug dependency). No time limit applies. This class covers the unoccupied homes of people who have moved to be care for, but not in an institution.

Class J - Person living elsewhere to provide personal care

Must be unoccupied and the person who would normally be resident is living elsewhere to provide care for another person. No time limit applies.

Class K - Dwelling left empty by a student studying elsewhere

Must be unoccupied. When last occupied it must have been the sole or main residence of a student (or students) only, who has (have) been a student(s) since leaving the property or became a student with six weeks of leaving the dwelling.

Class L - Repossessed dwellings

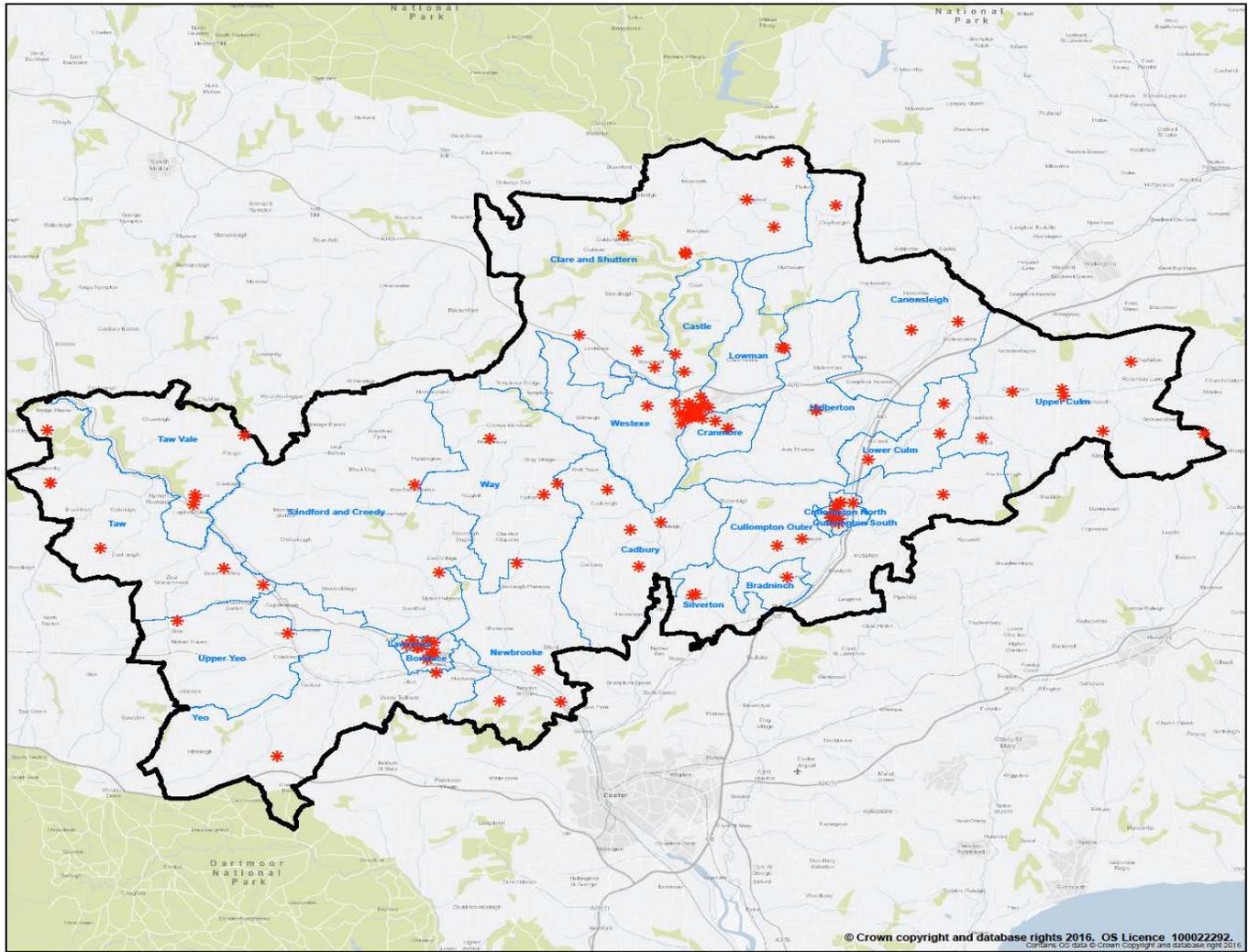
Must be unoccupied. Applies where the Mortgagee has taken possession under the terms of a mortgage contract. No time limit applies. Applies once a repossession order has been obtained by the Mortgagee (usually the bank or building society).

Class Q - Dwelling left empty by a bankrupt person

Must be unoccupied. The exemption applies whether a dwelling is furnished or not.

Class T - Class Annexe which may not be let separately from another property without a breach of planning control

Applies to an annexe sometimes known as a 'Granny Annexe' that cannot be let separately from the main house. These annexes are exempt whether the main dwelling is occupied or not. This ensures that family homes arranged in the form of a main home and an annexe do not incur two council tax bills.

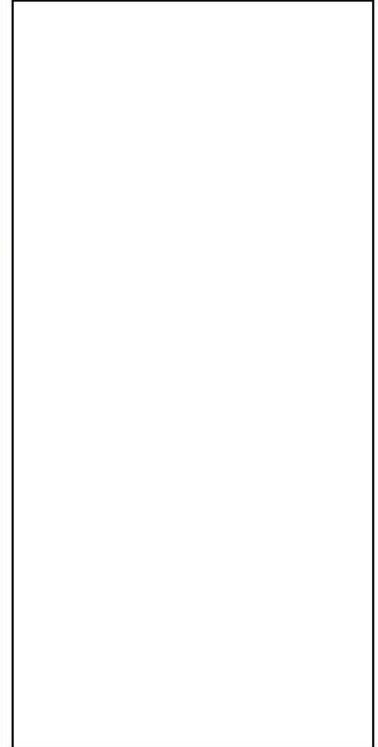


Private Sector Housing

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Drawing Title

MDDC Empty Homes Prem50

Date	20 September 2016	Scale	1:125,000 @ A2
Produced by	GMS - R Whiteway	Dwg No.	Empty_Homes_Prem50



APPENDIX 3 – Map of properties empty for 2 years plus