



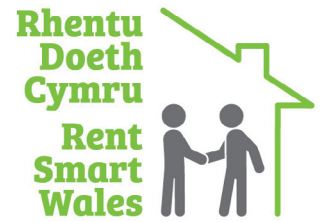


# Ways to identify an empty property for sale

We get lots of enquiries from people looking to buy empty properties so they can take advantage of some of our grants/loans for renovation work. Unfortunately, due to General Data Protection Regulations, we cannot share owner contact details of these properties but there may be things you can do to identify them yourselves.

1. Keep an eye on estate agents sales listings - it is often possible to tell from photographs whether a property is occupied (i.e it is unfurnished or there are no items in kitchens and bathrooms), the listing will sometimes state "no onward chain" or the agent may confirm this for you
2. Have a look at auction listings, this is a good way of selling a property with no chain and/or that needs work so you may find that many of those listed for auction are empty
3. Register with local estate agents and ask to go on their applicant lists to get early notification of new properties for sale. You can also sign up for 'alerts' on property websites
4. Have a drive around the area and post notes through letterboxes - however, please be mindful that not all properties that look empty actually are, so please be respectful if going onto private land; or check Land Registry records for a small charge and get the owner's name and contact address and write to them directly to ask if they want to sell
5. Put the word out that you are looking and ask your contacts to let you know if they are aware of any empties due to be offered for sale in the area. Local knowledge can be very valuable.

# Renting an empty property



Do you have an empty property that you would consider renting out? There are various obligations on private sector landlords but Conwy Council can guide and support you through these and help ensure you are compliant with any new legislation. If you haven't rented your property before you will need to register it with Rent Smart Wales (and renew the registration every 5 years). Whoever is managing the tenancy must also be licensed with Rent Smart Wales (letting agents will already be licensed). If you would like a list of local agents that can provide lettings services, please let us know.

You will also need to ensure you have suitable landlords insurance, mortgage lender consent to let, that the accommodation meets the Housing Health and Safety Rating System standard in terms of health and safety, and that it has an energy performance certificate with a minimum rating of E. You should also be aware of the Renting Homes Act which is due to come into force in December 2022.

## Enforcement

Councils have enforcement powers to tackle problem empty properties which could be a magnet for rodent infestation, crime, anti-social behaviour, drug use, squatters and arson attacks, which in turn, lead to increased pressures on emergency services/resources, neighbour complaints and community unrest. Although Conwy prefers to work alongside empty home owners to motivate and encourage them to deal with the problem themselves, often to their own benefit, where this is not possible, enforcement action will be seriously considered to deal with any problem properties and bring them into use.

We are currently working on an Empty Dwelling Management Order (EDMO) on a bungalow which has been vacant since at least 2015. The property has been the subject of neighbour complaints for many years and it has not been possible to make contact with the property owners. The Local Authority intends to apply to the Residential Property Tribunal to take control of the property which can then be let and rent collected used to cover any costs of upgrading the property and any repairs throughout the term of the EDMO.

## Contact us

For general enquiries regarding any aspects of empty properties you can contact [emptyhomes@conwy.gov.uk](mailto:emptyhomes@conwy.gov.uk) or if you prefer to contact the Empty Homes Officer for the area/property you wish to discuss, you can find their details [here](#).

