

Empty Properties Advice Sheet

Dartford Borough Council are committed to bringing empty dwellings back into use in order to provide good quality housing to those in need.

If you own an empty property we can help you bring it back into use. By leaving your property empty you could be losing thousands of pounds a year through loss of rent, council tax and insurance costs.

The good news is there's a number of simple and quick ways to bring the property back into use. Our support is tailored and free of charge, and we'll listen to what you need and the barriers you face.

How we can help:

- Give you a free property condition assessment with schedule of works;
- Informally discuss with you, the various options and the best way to proceed;
- Advice and assistance with applications, approvals, lettings and sale processes;
- Offer advice on inheritance, probate or family disputes issues;
- assist you to be a successful landlord;
- Support to secure financial assistance for the refurbishment of a property through interest free loans;
- Potential consideration given to directly purchasing the property;
- Give advice on property auctioneers (a great option for empty properties as these attract developers, local builders and cash buyers);
- If your property has been empty over two-years, we can provide evidence so you can claim the reduced rate of 5% on renovation/conversion works.

Dartford Borough Council also run a competitive Private Leasing Scheme which could be a great solution to get the most out of your empty property. The benefits include the following

- We guarantee rent payments every three months in advance
- Minor repairs and maintenance on the property using our Council approved contractor
- Tenants are monitored for their rent, Housing Benefit and Antisocial Behaviour issues without any involvement needed with yourself as the Landlord
- Properties are inspected regularly to ensure the upkeep of the property is met/check on tenant welfare

For more information on this scheme and to see if your property is suitable, please contact: landlord@dartford.gov.uk

For more details about the information contained in this fact sheet please contact Rachel Chapman– Empty Property Officer Telephone: 01322 343670
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