

Strategic Aim 1. Maintain accurate information about the numbers of long term empty homes					
Objectives:	Why	Baseline position	Target/date	Resources	Lead*
Maintain, and where possible improve the accuracy of data held by the council regarding the number of empty homes	To ensure that the action is targeted at those homes which are causing the most detrimental impact on their neighbourhood and which will positively impact on the new homes bonus	Number of private sector Homes empty at the 1st October 2010 1470 .Number of Private sector homes empty for more than 6 months at the 1st October 2010 632 . Number of homes which meet the new homes bonus criteria at the 1st October 2010 383	to reduce the number of properties to 200 by 1st October 2011	Existing and Empty Homes Officer *tbc	CYC Housing/Resources
Actions towards this objective will include:					
Through an annual audit of empty homes					
Develop good working relationships with owners of empty homes - to encourage them to be brought back in to use					
Effective partnership working with colleagues in Resources (see strategic aim 4)					
Encourage residents to inform the council of long term empty homes	To ensure that action is targeted at those homes that have the greatest detrimental impact on their neighbourhood.	Number of referrals are low. Between 1st April 2010 - 31st March 2011.	To increase number of referrals by 10%	Empty Homes Officer *tbc	CYC Housing
Actions towards this objective will include:					
Press releases on an on-going basis regarding enforcement action and properties brought back into use					
Effective communication with residents through ward newsletters and liaison with Neighbourhood Management Officers and Street Environment					
Improve the information available to residents through the council website and leaflets - development of an electronic report form for the website					
To encourage owners of property to advise the council when the property is occupied	To ensure that action is targeted at those homes that have the greatest detrimental impact on their neighbourhood and to maximise the amount of new homes bonus .	The empty homes audits have established that many homes were not empty (approximately 50%)	To ensure that all homes which have been reoccupied by the 1st October are recorded accurately	Empty Homes Officer*tbc	Resources
Actions towards this objective will include:					
Development of standard letter templates that mention the benefits for empty home owners of keeping the council informed of changes in circumstances					
To establish protocols with other departments					
To carry out annual audits of all empty homes					

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Strategic Aim 2. To encourage owners of privately owned empty homes and owners of vacant property to bring them back in to residential use					
Objectives:	Why	Baseline position	Target/date	Resources	Lead*
To encourage owners to bring empty homes back in to use through a range of information and advice	Empty homes are a waste of resources and by targeting empty homes it maximises the new homes bonus	Limited Information on the website	To review all information provided by the council by March 2012. Then every six months by stakeholder group - see strategic aim 4	Empty Homes Officer*tbc	CYC Housing
Actions towards this objective will include:					
Provide access to free advice and information for owners					
To provide an Empty homes leaflet					
Publish a list of trades people for empty property owners					
Work with landlords and letting agents (see Strategic Aim 4)					
To encourage and support greater access to home appreciation loans and equity release products to fund repairs and maintenance to bring back in to use the empty homes	Empty homes are a waste of resources and by targeting empty homes it maximises the new homes bonus	9 homes have been directly brought back in to use through financial help from the council.	to bring back into use 5 empty homes per year	Empty Homes Officer and capital resources *tbc	CYC Housing
Actions towards this objective will include:					
Targeted marketing of products available to empty home owners					
To provide technical support (site surveys and technical advice)to home owners to ensure that homes are brought back in to use quickly					
Review assistance policy regularly to ensure that it continues to support objective					
Where empty homes are brought back in to use to encourage owners to rent them at an affordable rent	To increase the number of affordable empty homes in the city	2502 households on the waiting list as of May 2011	To bring back into use 5 empty homes per year linked to YorHome	Empty Homes Officer *tbc /YorHome	CYC Housing
Actions towards this objective will include:					
To work closely with YorHome manager					
Review assistance policy to maximises opportunities					

Strategic Aim 2. To encourage owners of privately owned empty homes and owners of vacant property to bring them back in to residential use					
Objectives:	Why	Baseline position	Target/date	Resources	Lead*
To explore opportunities to bring back in to vacant commercial properties	vacant commercial properties are a waste of resources and by exploring new opportunities we can maximise this resource	Explore the governments new initiatives	By March 2012 exploring with partners ways of maximizing the use of vacant commercial properties.	New formal liaison group *tbc	CYC Housing/city Strategy
Actions towards this objective will include:					
Provide access to free advice and information for owners					
To provide an Empty homes leaflet					
Publish a list of trades people for empty property owners					
Work with landlords and letting agents (see Strategic Aim 4)					
Continually investigate funding opportunities to maximise the opportunities available	Empty homes are a waste of resources and by targeting empty homes it maximises the new homes bonus	Homes and Communities Agency expression of interest submitted June 2011	To bring back in to use 5 homes per year linked in to YorHome	Housing Strategy Manager and Senior Officer (housing standards and adaptations) . Capital resources *tbc	CYC Housing
Actions towards this objective will include:					
To work with the Housing Strategy manager to prepare bids to the Homes and Communities Agency to access the National Affordable Housing Programme (NAHP) £100m programme					
To seek complimentary funding from City of York Councils own capital programme.					
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Strategic Aim 3. To target owners whose empty homes cause a significant detrimental impact to the neighbourhood					
Objectives:	Why	Baseline position	Target/date	Resources	Lead*
To encourage residents to inform the council of long term empty homes	To ensure that action is targeted at those homes which are causing the most detrimentally impact on their neighbourhood.	Number of referrals are low	To increase referrals by a minimum of 10%	Empty Homes Officer required *tbc	CYC Housing
Actions towards this objective will include:					
Development of an effective publicity strategy					
Effective communication with residents through ward newsletters and liaison with Neighbourhood Management Officers and Street Environment					
Improve the information available to residents through the council website and leaflets - development of an electronic report form for the website					
To bring empty homes back in to use through a mixture of enforcement action where they score more than 40 using the empty property impact matrix and meet the criteria of the enforcement policy	To tackle problems of environmental nuisance ,ASB and blight to neighbourhoods caused by long term empty homes where the owners has not engaged with the council	Limited use of enforcement action is used to bring back properties in to use due to lack of resources	to bring back in to use 20 empty homes per year	Empty homes officer required *tbc	CYC Housing
Actions towards this objective will include:					
To ensure that all long term empty homes are scored using the empty homes matrix					
To utilise the most appropriate enforcement tool to tackle the issue					
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Strategic Aim 4. Strengthen existing and develop new partnerships to reduce the number of long term empty homes in the city					
Objectives:	Why	Baseline position	Target/date	Resources	Lead*
Maintain clear strategic leadership	To help all stakeholders with a role maintaining and reducing the number of long term empty homes	Strong links developed with resources	To establish formal liaison group with key internal partners (YorHome, Environmental Health, Building Control , Street Environment Officers and Neighbourhood Management Unit) by December 2011	Senior Officer (Housing Standards and Adaptations)	CYC Housing
Actions towards these objectives will include:					
To meet quarterly to ensure that the homes which are causing the most detrimental impact on their neighbourhood are identified and the options to bring them back into use are found.					
Analyse and share findings from future research projects with key stakeholders					
Disseminate best practice and facilitate learning					
Continue and strengthen partnership between sub regional empty homes officers	Sub regional partnership is an important arena for sharing good practise and bring investment in to the city	North Yorkshire Empty Homes Practitioners group established	Maintain programme of quarterly meetings sharing good practise from across the Region and country	Senior Officer (Housing Standards and Adaptations)	CYC Housing
Actions towards these objectives will include:					
to maximise any funding opportunities					
Regular progress reviews for key stakeholders					
Greater use of shared protocols and agreed principles for joint working					
Establish better partnerships with organisations					
Develop links with Housing Providers, developers, leaseholders and landowners	To increase the number of affordable empty homes in the city	The current Housing Association Liaison Group. Private Sector Landlords Association	Use existing programme of meetings to share ideas and review opportunities for investment bids	Housing Strategy Manager with support from Senior Officer (Housing Standards and Adaptations)	CYC Housing
Actions towards these objectives will include:					
Use annual landlord conference to share good practise and to ensure that empty home owners are supported and have access to information					
By obtaining a more detailed understanding of the role private sector landlord /letting agents role to ensure that empty homes are brought back in to use quickly					
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