If you have any further housing enquiries please contact us

privatesectorhousing@wychavon.gov.uk

01386 565020

Housing Service

Malvern Hills and Wychavon District Councils

Civic Centre
Queen Elizabeth Drive
Pershore
Worcestershire
WR10 1PT

www.wychavon.gov.uk

www.malvernhills.gov.uk

Empty homes

A guide for owners and residents

Malvern Hills District Council

WYCHAVON DISTRICT COUNCIL
good services, good value

What is an empty home?

Over a thousand properties will become empty in both Malvern Hills and Wychavon during the year as part of the normal operation of the housing market. It is only when properties stay empty longer than six months without any obvious signs of renovation, rental or sale that they become 'true' empty homes.

Why are homes left empty?

The most common reasons for homes to be empty are the previous occupant:

- **Passing away**
- **Moving to a care home or institution**
- **Being evicted or repossessed**
- **Being unable to rent the property or sell due to maintenance issues and costs.**

Why are empty homes a problem?

Empty homes cost their owners Council Tax, insurance costs, repairs, maintenance, security and loss of a rental income.

Empty properties also lead to:

- **Faster deterioration than an occupied property**
- **Targets for vandalism, arsonists, urban explorers, squatters and fly-tipping**
- **Attraction for vermin**
- **Reduction in the value of neighbouring properties**
- **Time and resources spent by public services such as the police, fire service and local authorities.**

What can you do?

If you are an owner of an empty property please contact us for advice and assistance to help you to bring your property back into use.

- **We are able to visit the property and assess what works are required to bring it back into use.**
- **We are able to advertise the property on our Choice Based Letting Scheme free of charge to people who are on our housing register.**

If you spot an empty home please report it to the Private Sector Housing Team on 01386 565610 or privatesectorhousing@wychavon.gov.uk.

We are unable to provide any addresses of empty homes or contact details for owners.