

Empty Property Projects Appendix 1

PROJECT NAME	PROJECT DELIVERY/BACKGROUND	TIMESCALES	TARGET NUMBER OF PROPERTIES BROUGHT BACK INTO USE	LEASE and REFURBISH or ACQUISITIONS	AMOUNT/FUNDING	Progress
1. HCA AND GENTOO LOANS PROJECT	Empty Property Team to identify 5 empty properties across the City. Landlords must be accredited. Gentoo to manage the project and the properties for at least 5 years. The tenants will be nominated from Council's Housing Register.	April 2012 to March 2013	5	The owner signs a lease agreement with Gentoo for 5 years. Property fully refurbished. (After the 5 years the property goes back to owner to manage or can it be renewed with Gentoo)	£50,000 HCA and match funded £50,000 through Council empty property loan. (See below) Funding recycled through rental income for empty property work. Refer to Cabinet Report dated 2 November	One property referred to Gentoo for schemes of work. Empty Property Team working with other interested owners.
2. HCA AND GENTOO GRANT PROJECT 2011/12	Empty Property Team to identify properties. Landlords must be accredited. Gentoo managing the project and the properties. Tenants all nominated from Council's Housing Register.	Complete by June 2012	3 of which 3 are New Homes Bonus (NHB) properties.	The owner signs a lease agreement with Gentoo for 5 years. Property fully refurbished.(After the 5 years the property goes back to owner to manage or can it be renewed with Gentoo)	£6,500 SIB - for 1 property in the Coalfield area. Homes and Communities Agency - £60k (£20K per property) and not recyclable. Refer to Cabinet Report dated 2 November 2011.	Refurbishments complete. Three tenants signed up - 2 in Coalfields and 1 in Hendon.
3. COUNCIL EQUITY LOANS PROJECT 2012-13	Housing and Neighbourhood Renewal Team is managing the project overall and Empty Property Officers identify the properties. Home Improvement Agency (HIA) is delivering the project on a day to day basis. Five Lamps, the Regional Loans Administrator, is administering the loans. Landlords must be accredited landlords with the Council. The owners manage the property/ies themselves. Nomination rights from the Council's Housing Register.	To be refurbished and tenanted/occupied by March 2013	15 of which 5 are New Homes Bonus properties (to date)	Properties refurbished to the Decent Homes Standard. Council loan registered as a land charge against the property and owner to match fund the other half of the total cost.	£250,000 in total from NHB. Up to 30K per property 50% council and 50% owner, including professional fees. Loan repaid on sale of the property. Funding available for recycling. Refer to Cabinet Report dated 2 November 2011.	15 loan applications and 5 potential loan applications to match fund the Gentoo scheme from across the City. All properties have been inspected by Home Improvement Agency. First applications have been sent to 5 Lamps.
4. COUNCIL ACQUISITIONS PROJECT	Back on the Map, to deliver the project. Nomination rights from the Council's housing register.	1 March 2013	5 All New Homes Bonus	Back on the Map to acquire, refurbish and manage the properties in the Middle Hendon area.	£327,000 from NHB. Approx £60k per property to acquire and refurbish. Can be topped up through Back on the Map's funds or cluster funding. Repaid monthly through rental income over a 12 year period. Refer to Cabinet Report dated 2 November 2011.	Working with Back on Map to identify potential properties for acquisition. Report to Cabinet November 2012
5. CLUSTERS OF EMPTY HOMES PROJECT HCA	Council submitted bid to HCA to offer loans to refurbish and occupy 80 empty properties in Sulgrave, Hendon, Millfield and the North area. Properties to be identified by empty property team. Landlords must be accredited and tenants will normally be nominated from the Council's housing register.	01 March 2014	80	Refurbish the property to Decent Homes Standard. Properties managed by owners.	Funding £944,210 in total. 50% grant from HCA and 50% from the Council. Refer to DMT report dated 2nd May 2012.	Team currently making contact with all owners in the cluster areas. 23 properties to be refurbished by March 2013.

6. CYRENIANS PROJECT HCA	Cyrenians project - focus on properties in wards above the city average of empty properties. Identified by the Empty Property Team. Aimed at rehousing former addicts. Refurbishments undertaken by social arm of the Cyrenians. Managed by the Cyrenians.	01 March 2014	4	Acquire, refurbish and managed by the Cyrenians.	£60,000 in total to purchase and refurbish the property. 50% funded through HCA and 50% funding Cyrenians. Refer to DMT report dated 2nd May 2012.	Empty Property Team working closely with the Cyrenians to identify properties. One property referred to Cyrenians by Empty Property Team.
7. CENTRE POINT HCA	Centrepoint project - aimed at young people across the city with focus on wards above the City average of empty properties. Identified by empty property team - focus on cottages.	01 March 2015	20	Refurbish and lease - managed by Centrepoint.	which £12,000 will be spent on the refurbishment. £168,000 HCA funding plus £168,000 match funding through rental income. Refer to DMT report dated 2nd May 2012.	Bid approved. Awaiting contact as project does not start until next financial year.
TOTAL PROJECTED EMPTY PROPERTIES BROUGHT BACK INTO USE			TOTAL 132			

Key

	Council managed projects
	Projects managed by a third party with properties identified by the empty property team.

