

Empty Properties in Royal Tunbridge Wells and Tunbridge Wells Borough

The Council is committed to making the best use of the existing housing stock to help meet the need of local people of all ages for affordable homes. In this respect work is currently being undertaken with the objective of returning empty properties to use by:

- establishing a database of empty homes within the Borough and making enquiries as to the reasons why they remain empty;
- developing and encouraging a range of initiatives designed to bring empty homes back into use as an alternative option for the provision of homes for households in housing need;
- **targeting the 'problematic empties' and improving the condition of 'eyesore' properties, through the use of a range of enforcement powers where necessary, to improve the appearance of the street scene and prevent them from being a magnet for anti social behaviour.**

If you are the owner of, or person responsible for, an empty property could you please either complete and return the questionnaire below or complete and submit our "[Empty Property Questionnaire](#)". This will ensure that our data is accurate and comprehensive and will enable us to provide the appropriate further advice and assistance.

Alternatively, if you have information on an empty property in the town Royal Tunbridge Wells or in the borough you can e-mail all available details (e.g. location, time vacant, name of owner) to: housing@tunbridgewells.gov.uk or kathy.alcock@tunbridgewells.gov.uk

PRIVATE SECTOR - EMPTY PROPERTY - QUESTIONNAIRE

Please complete the questionnaire and sent to kathy.alcock@tunbridgewells.gov.uk

1. Address of Property:

2. (a) How long has the property been unoccupied?

(b) Please state date of occupation if now occupied

3. (a) When was the last time either you or a representative visited to check the property?

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(b) Are you aware of the its current condition **YES / NO**

4. Please tick all the relevant boxes as to why the property has been left unoccupied.

- Unable to sell
- Probate difficulties
- Left under a will
- Bought as an investment i.e. capital appreciation
- Matrimonial/divorce settlement issues
- Planning Issues
- Negative equity
- Property condition e.g. not habitable
- Temporary relocation with job
- Owner moved into nursing home/care
- Sale would affect benefit entitlement
- Bankruptcy
- Absentee joint owners
- Joint owners that cannot agree on future use of property
- Other, please state e.g. property is **second home**

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5. Would you be interested in receiving help with managing/letting your property?

YES / NO

6. Have you tried to sell the property? **YES / NO**

Please indicate below any problems you have encountered when trying to sell the property.

- No reasonable offers received
- Buyer unable to obtain mortgage
- Survey revealed structural problems
- Blighted area
- Other, please state

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7. Have you considered renting the property? **YES / NO**

Please indicate below any problems you have encountered when trying to rent the property.

- Rent levels insufficient
- Risk of bad tenants
- Repair costs needed to bring property up to standard
- Lack of expertise in managing properties (i.e. tenant selection and tenancy documentation)
- Worries about obtaining vacant possession
- Delays in obtaining housing benefit payments from the Council
- Other, please state

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8. Would you be interested in renting your property if financial assistance was available from the Council to assist with the cost of renovation or conversion?

- Renovation
- Conversion

9. Did you purchase the property as a 'Buy to Let' investment? **YES / NO**

10. Name

Address

Tel: / e-mail

11. General comments / further information required:

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THANK YOU

For Office Use Only:
Information sent:

Property Ref: