

Case Study: Empty Property brought back into use



Timeline:

How long has the property been empty, in total?	More than 10 years
When did the Empty Homes Officer (EHO) first contact the owner?	October 2023
How did the EHO first become aware of this empty home?	In January 2023 Environmental Health were investigating a leak into the property below and requested the assistance of the Empty Homes Officer.

The Property:

In which local authority area is the property located?	Dundee City
What type of property is it?	Flat
Why did the property initially become empty?	A friend of the owner was living there and lost the key when he vacated. The owner was living quite a distance from Dundee and was unsure how to proceed.
Why did the property then remain empty?	The owner had emotional ties to this property and was uncertain about selling.

Empty Home Officer actions:

What options were available to the EHO?	As we held no contact details for this owner the EHO enlisted the help of Fraser & Fraser in order to find them.
How was the EHO able to help?	After several months the EHO was eventually able to engage with the owner and inform them of the Empty Homes Initiative, discuss options and put a plan in place. EHO also put them in touch with the owner of the flat downstairs who was organising roof repairs.
Were there any obstacles in this case, and if so how were they overcome?	<p>As with many long term empty properties, the main obstacle was finding and engaging with the owner. The EHO persisted with trying to make contact with assistance from Fraser & Fraser.</p> <p>The owner explained that they felt overwhelmed with the situation with this property and with the condition it was now in. They were glad to receive support from the Empty Homes Initiative and felt it was the encouragement needed to return it to use.</p>

Outcome:

What was the outcome in this case? <i>Please also include any comments and/or quotes from owners in this</i>	The owner felt it was best to sell therefore after discussing all sales options available they decided to contact auction houses and local developers. A company named Your Property Matters Scotland Ltd purchased the property in April 2024, completed the renovation within around 6 months and are now letting it to a postgraduate student.
If the outcome was Property Sold, was the property ready to move into, or did it require further work to render it habitable?	The property required extensive repairs, a full renovation, utilities reconnection and new windows.

Additional photographs (optional):





