

# Empty home brought back into use from...Coylton



**Address: Joppa, Coylton**

**Total length of time empty: 19 months**

The Empty Homes Officer (EHO) first got in touch in April 14 after the property was highlighted to the EHO through council tax data.

The property had been on the market for some time, but had received only limited interest. The owner noted that she felt the property's lack of gas central heating was an issue that was keeping it empty, but rectifying this would be costly as gas would need to be piped in from the other side of the street. The EHO highlighted the option of an Empty Homes Loan, but through discussions with the owner it became clear that the property was in a generally good condition and was in fact ready for occupation. In addition, the owner saw renting as a very last resort and as such did not wish to pursue this.

The EHO was able to help, by providing advice about selling to the owner.

The EHO subsequently sent information on a variety of selling options, and particularly highlighted the content of the "saleability" and "dealing with estate agents" leaflets for information. In late June the EHO received a call to advise that the owner was temporarily residing in the property for 6-8 weeks while her own home was being renovated. She had at this time decided to change estate agents as soon as this work was completed as she had only received 4 viewers in a year and a half, and felt the agents weren't marketing her property effectively. The owner at this time also endeavoured to get a handyman in to carry out a few jobs, and at the same time set about improving the overall presentation of the property, tidying up and clearing the house of unnecessary items.

**Outcome:** As a result, the property was sold on the open market in Nov-14

The owner advised that the EHO's contact had "given her a jolt" and motivated her to be more proactive in both improving the appearance of the house and dealing with her estate agents. The owner thanked me very much for all my help.

*Case study details supplied by Ross Morris, Empty Homes Officer, South Ayrshire Council.*