

Empty home brought back into use from...Girvan



Address: Ailsa Street West, Girvan

Total length of time empty: 2 years and 4 months

The Empty Homes Officer (EHO) first got in touch in June 2014 after the property was highlighted to the EHO through Council Tax Records.

The owner had bought the property for his brother to live in, who subsequently moved into a nursing home in November 2012. At the time of first contact, the property was on the market for sale, but had received only limited interest.

The EHO was able to help by providing a range of advice and assistance to the owner around the different options open to him, particularly highlighting increasing the saleability of the property and offering tips relating to dealing with estate agents. Following on from this discussion, the owner responded to a follow-up letter in August, confirming that he had taken on board some of the comments around saleability, and had put in place a new bathroom suite, fitted new panels, redecorated and painted, installed a new kitchen and had a new gas boiler fitted. The owner also subsequently reduced the asking price to better reflect the market conditions in the area. Also considered speaking to agents about how property was being marketed, but eventually decided against this.

Started receiving increased interest around October 2014 as a direct result of these factors.

Outcome: As a result, the property was sold on the open market in February 2015.

"Thanks for your time, I'm able to relax now!"

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