



Can
We
Help?

Do you own an Empty Property?



If so, Perth & Kinross Council is uniquely placed to give you independent advice and guidance on how to bring your property back into use.



Contact Details

If you are an owner with an empty home who isn't sure where to start or what your options are, we can help:

Vacant Property Development
Planning & Development
The Environment Service
Perth & Kinross Council
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Tel 01738 476561 or 475955

Email KMMorrison@pkc.gov.uk

IJButt@pkc.gov.uk

If you are concerned about an empty property in your area or would be interested in purchasing one, then please let us know using the contact details above.

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.

www.pkc.gov.uk

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Council Tax

The Council Tax (Variation for Unoccupied Dwellings) (Scotland) Regulations 2013 gave powers to the Council to vary the charges levied on unoccupied properties. Using these discretionary powers, Perth & Kinross Council withdrew any discount for long term unoccupied dwellings with effect from 1 April 2014 and will phase in surcharges over coming financial years as follows:

- From 1 April 2016, 150% of standard charge
- From 1 April 2017, 200% of standard charge

Please note that a degree of protection will remain where a dwelling is actively marketed for sale or let.



Although it is an owner's responsibility to look after their property, if it becomes 'stuck' as a long-term empty, the Council can play a role in helping to fix the problem. We can work with empty property owners on finding a solution to bring their property back into use. This can include:

- o financial and non-financial assistance;
- o maximising the property's potential;
- o guidance on how best to let or sell;
- o guidance on how to carry out repairs and refurbishments to properties;
- o guidance on how to convert the property to another use; and
- o home improvement discounts from builders merchants.

There are many benefits for both the owner and the local area from bringing an empty property back into use:

- o potential income for the owner either from selling or renting their property;
- o saving on Council Tax or rates and maintenance costs for the property;
- o providing a much needed home for someone;
- o improving the amenity of the local area;
- o increasing the property value; and
- o the estimated cost of owning an empty home can be £7,000-£8,000 per year.

There are a number of grants available to owners of empty properties:

Empty Homes Initiative Grants

Grants of up to £7,500 per bedroom may be available for owners of empty properties with the condition that they are brought back into use as affordable housing and let for 5 years at the Local Housing Allowance through the Council's Rent Bond Guarantee Scheme.

Vacant Property Feasibility Funding

Up to £5,000 towards professional fees for looking at alternate uses for empty buildings (50% of fees incurred).

Perth City Heritage Fund

The fund provides grants to repair buildings within the Perth Central and Kinnoull Conservation Areas using traditional buildings techniques.

Tel 01738 477093

Email shcarruthers@pkht.org.uk

Find out more information by contacting Vacant Property Development:

Tel 01738 476561 or 475955

Email KMMorrison@pkc.gov.uk
IJButt@pkc.gov.uk



Empty Property Loan Fund

We have a limited number of interest-free loans available from the Council for the repair or conversion of property to residential use with the condition that they are let at the Local Housing Allowance for a period of 5 years or sold at the relevant threshold set in the Scottish Government's Open Market Shared Equity Scheme.

VAT Reductions

Did you know that depending on how long your property has been empty the renovation work will be eligible for a reduced VAT discount to 5% and sometimes even be exempt? We can provide a letter to give to your contractor to confirm this.

Matchmaker Scheme

This scheme assists both owners considering selling their empty property and buyers specifically seeking empty properties. If you are interested in either selling or purchasing empty properties in Perth and Kinross, you can apply to have your details put on the Matchmaker Scheme. Should a 'match' be identified, your contact details will be passed to the owner.