

# The country is in a housing crisis, and you can help.

There is currently a lack of affordable housing in the Bolton Borough. Your empty property is one of nearly 5000 empty properties in Bolton. If you are looking to rent or sell your property, please contact us to discuss ways to bring your property back into use.

## Bolton's a property hotspot

HOUSE prices in Bolton have increased by more than 7 per cent since 2021. Properties in Bolton had an overall average price of £215,837 over the last year.

### Empty property CONS

- Council Tax long term empty home premium charge of an extra 100% - 300%
- Costs of maintaining property and disrepair
- Higher insurance rates for vacant properties
- Risks of being targeted by vandals and fly-tippers
- Causing a negative impact in the community and lowering house prices
- Devaluation of property

### Back into use PROS

- VAT reduction on empty homes renovations
- Providing much needed decent housing on the rental market
- Helping first time buyers to get on the property ladder
- Lower carbon emissions to renovate a property compared to building a new build
- No longer incurring the costs associated with owning an empty property

**Bolton**  
Council

Housing Standards, Castle Hill Centre, Castleton Street, Bolton, BL2 2JW

Email: [housingstandards@bolton.gov.uk](mailto:housingstandards@bolton.gov.uk)  
Tel: 01204 336500

# Whatever you do, DON'T do nothing

As a bare minimum you should ensure that your property is secured and maintained.

You should make every effort to ensure that the property does not become a nuisance to neighbours. We recommend that you:

- Maintain gardens and exterior spaces
- Check the property regularly
- Repair any accidental damage or vandalism
- Ensure property is adequately insured
- Hang curtains or blinds so it looks occupied
- Leave a contact telephone number with neighbours

Left empty, a property is more likely to be at risk of vandalism and criminal damage. Maintenance and repair costs can be higher if not addressed; add to this the on-going security, insurance, and council tax payments.

Empty and neglected properties are almost certainly going to negatively impact on neighbouring properties and are bad for local economies.

The government has given Councils powers to take action that could result in the owner having to carry out emergency action, such as repairs, or pay the Council's costs in having to do it for you. Plus, Councils have new powers to take over and manage empty properties under certain circumstances.

## Other useful contacts:

### Propertymark (formerly National Association of Estate Agents)

Tel: 01926 496 800  
help@propertymark.co.uk

### Empty Homes Network

Tel: 0303 04 01 008  
admin@ehnetwork.org.uk  
Webpage: www.ehnetwork.org.uk

### Action on Empty Homes

info@emptyhomes.com  
Webpage:  
www.actiononemptyhomes.org

### Association of Residential Lettings Agents

Tel: 03300 55 33 22  
info@ukala.org.uk  
Webpage: www.ukala.org.uk

### Bolton at Home

Tel 01204 328000  
info@boltonathome.org.uk

## Other useful Bolton Council contacts:

### Council Tax

Tel: 01204 331599

### Building Control

Tel: 01204 336033  
building.control@bolton.gov.uk

### Planning Control

Tel: 01204 336000  
planning.control@bolton.gov.uk

### Homes for Bolton

Tel: 01204 335811