

Manchester's Empty Homes Strategy - 2026 to 2032

Tackling Empty Homes in a Growing Manchester

Manchester is undergoing a period of remarkable growth and evolution. New jobs and greater economic opportunities mean that historic challenges linked to low housing demand have been replaced in a city which is now thriving — with a booming population and a housing market straining to keep up.

Our Housing Strategy (2022–2032) responds to this new reality. We've committed to building 36,000 new homes by 2032, including 10,000 affordable homes, to meet growing housing demand. On this front we're making real progress: 8,800 new homes have already been delivered, with over 1,500 of them affordable.

At the same time, we're making better use of the homes we already have and the number of empty homes in Manchester is now at a historic low. This is a big change from the early 2000s, when low demand left many homes empty or derelict - especially in inner-city areas. Back then, large-scale programmes like the Housing Market Renewal Pathfinder helped transform neighbourhoods through demolition and refurbishment.

Today, the challenge is different. Most empty homes in Manchester are empty for complex reasons - legal, financial, or structural - that can be hard to fix. But, when homes are left empty for years, they cause real problems for neighbours and communities.

Furthermore, given the scale of housing need - reflected in over 11,500 households in high priority on our Housing Register - our commitment to tackling empty homes remains a vital part of our overall housing strategy.

Understanding Empty Homes in Manchester

Every empty property is a missed opportunity - potentially a home for someone in need. That's why we're committed to bringing empty homes back into use wherever possible.

But not all empty homes are the same. Some are only empty for a short time - less than six months, while they're being sold, re-let, or refurbished. These are part of a healthy housing market and usually don't need any action.

Our focus is on long-term empty homes, defined as properties vacant for six months or more. There are many reasons why homes stay empty for this long, including:

- Owners unsure what to do with the property
- Emotional attachment or unfinished DIY projects
- Legal issues like inheritance or probate
- Owners in hospital, care, or prison
- Mental health challenges
- Concerns about renting a property, or lack of experience
- Homes struggling to sell on the open market

We use Council Tax records to identify, categorise and track such empty homes. Properties empty for six months, or more, are flagged and may face higher charges (see Council Tax Premiums). However, this data doesn't tell the full story. Some homes are exempt from Council Tax due to specific circumstances, and others may appear occupied on paper but are actually empty.

To get a clearer picture, we therefore use three categories:

1. **Long-term empty homes** – Vacant for six months or more, including those subject to Council Tax premiums.
2. **Unoccupied exempt homes** – Empty due to (typically) unavoidable reasons like probate or care-related relocations and therefore exempt from Council Tax.
3. **'Occupied' empty homes** – Properties incorrectly registered as occupied but known to be vacant - identified through local intelligence.

By understanding these different types of empty homes, we can better target our efforts and bring more properties back into use - helping meet the city's growing housing needs.

Current Position: Empty Homes in Manchester

Manchester has experienced significant population growth - an increase of 125,000 residents since 2013, according to the Manchester City Council Forecasting Model. Therefore, despite the delivery of approximately 32,000 new homes since 2013–14, housing demand continues to exceed supply.

Over the same period, the number of long-term empty homes (vacant for six months or more) has decreased by 57%, with the most notable reductions in north and east Manchester and central areas. This decline reflects both historic demolition programmes and more intensive use of existing housing stock, including the reoccupation of previously empty homes.

As of October 2025, Manchester has:

- 1,565 long-term empty homes (representing 0.6% of the city's total housing stock)
- 1,045 homes left empty after a death, subject to probate
- 1010 Council Tax-exempt (unavoidably) empty homes

It is important to note that some of the long-term empty homes identified above are held intentionally by the Council or Registered Providers as part of strategic regeneration programmes. These properties may remain empty for extended periods but are integral to long-term plans to improve housing quality and supply.

It is also important to note that, despite overall progress, the number of long-term voids has hovered around 1,500 for nearly a decade. This indicates a persistent cohort of homes that are particularly difficult to bring back into use, normally requiring an intervention.

Probate related vacancies are also a key area of focus. These homes often deteriorate and can negatively impact surrounding communities. The Council is committed to working with executors, offering guidance and incentives, and partnering with specialists to accelerate the return of these homes to active use.

Council Tax Premiums

We have already taken advantage of new policy levers by acting to disincentivise owners leaving properties empty by adding premiums onto Council Tax bills. Most recently, in April 2024, the Council adopted the powers granted by the Levelling up and Regeneration Act 2023 to charge up to a 100% premium on top of normal Council Tax in two areas:

- Properties that have been empty and unfurnished for one year (previously this was applied after two years) – applicable from the 1st of April 2024
- Properties that are empty and furnished as soon as they become empty (these can be second homes or rental properties between lettings) – applicable from the 1st of April 2025.

This is generating additional revenue for the Council, whilst work is ongoing to understand what impact the premiums are having on returning empty homes back into use.

Manchester's vision for Empty Homes

To bring long term empty homes (6+ months) back into use to provide housing to people who need it and to remove a blight on our neighbourhoods.

Manchester's Empty Homes Strategy

We will achieve this vision by working with colleagues across the Council to identify empty properties and agree the most appropriate action to bring them back into use.

This strategy is built around 4 principles which align with the Housing Strategy objectives, ensuring that we have a clear and consistent approach to tackling housing issues in the city.

1. Increase affordable housing supply and build more new homes for all residents - work with owners to bring empty homes back into use and explore options to bring them back into use for affordable housing.
2. Work to end homelessness and ensure housing is affordable and accessible to all - Increase the supply of housing available to reduce homelessness, including bringing empty homes back into use for temporary or adapted accommodation.
3. Address inequalities and create neighbourhoods where people want to live - Proactively target stubborn empty homes which are a blight on our neighbourhoods and cause significant issues for residents.
4. Address the sustainability and zero-carbon challenges in new and existing housing - Address sustainability and zero-carbon challenges through maximizing opportunities to retrofit empty homes.

Work with owners to bring empty homes back into use and explore options to bring them back into use for affordable housing

Manchester is growing fast. In the first three years of our Housing Strategy (2022–2032), we've delivered 8,800 new homes—including 1,500 affordable ones. But we still need many more to meet the city's growing demand.

With limited land, rising construction costs, and economic pressures, bringing empty homes back into use is a vital way to increase housing supply. That's why our Empty Homes Strategy focuses on working with owners to find practical solutions to return them into use.

Manchester's Empty Homes Strategy prioritises engagement with property owners. We will provide tailored advice and guidance to help owners identify the most appropriate route to reoccupation. These may include:

- Sale to someone who wants to live there
- Sale to an investor for refurbishment and re-letting
- Retention and rental by the owner themselves

Where possible, we want empty homes to be brought back into use as affordable housing. We're working with housing providers to explore opportunities to buy and refurbish empty homes - especially larger properties that could become affordable family homes. Families living in overcrowded conditions are the biggest group on our Housing Register, so this is a key priority.

We will seek to leverage Government funding, Homes England initiatives, and other innovative financing mechanisms where they are available to help bring empty homes back into use for affordable housing. To date Manchester's Empty Homes Team have already raised significant additional revenue for the Council by returning homes into use for residents liable for Council Tax, or through the more accurate billing of empty homes. This could help to further resource action on Empty Homes going forward.

We will also explore acquisition opportunities aligned with the Enabling Independence Accommodation Strategy - supporting Adult and Children's Services through acquisition of suitable housing stock deploying funding on the basis of cost avoidance, where appropriate.

Additionally, we maintain a register of investors and developers interested in acquiring empty homes. Owners wishing to sell can be connected with these parties. Interested buyers can join the register by contacting emptyhomesteam@manchester.gov.uk.

Our Plan:

Upon identifying an empty home, our Empty Homes Team will:

- Engage with the owner of the empty property to discuss options and offer assistance to return the home back into use, within an agreed timeframe
- Focus on opportunities to bring empty homes back into use for affordable housing by:
 - Working alongside Manchester Housing Providers Partnership (MHPP) partners and the Housing Service to acquire and refurbish empty homes to use for affordable housing
 - Where residents want support with finding a potential buyer we will offer first refusal to the housing association most active in that area
 - Taking advantage of government funding and Homes England initiatives as they arise
 - Look at spend to save opportunities to acquire and refurbish empty homes for use as supported housing
- Help the owner rent the property through the Council's Private Rented Sector Team who can match tenants with the property and offer incentives. An owner may also be able to lease the property to the Council for several years, giving the owner peace of mind and steady revenue.
- Support an owner to sell the property, either on the open market, or by sharing the details of investors and developers who are looking to acquire empty homes.
- Refer the owners of empty homes to auction houses if they wish to sell their house through an auction. Auctions typically work well for empty homes as they tend to sell for higher amounts than through a traditional private sale and they are a lot quicker with exchange of contract. They also avoid up-front fees as the cost of marketing a property can often be a barrier to owners putting a property up for sale.
- Make referrals to genealogists where the owner has, or is thought to have, passed away. This helps us trace next of kin and engage with them directly to bring the home back into use.
- Continue to engage with owners where we do not see action being taken to bring their home back into use, ultimately building towards a case for enforcement – but only as a last resort.

Our measures of success:

- The number of empty homes returned to use
- The number of empty homes returned to use for affordable housing
- The value of the homes bought back into use and council tax revenue¹
- The length of time the property has been empty before being bought back into use.

Increase the supply of housing available to reduce homelessness, including bringing empty homes back into use for temporary or adapted accommodation

Manchester's vision is for all residents to live in homes that meet their needs. However, the combined impact of austerity, rising living costs, and a national housing crisis has left many residents without access to suitable housing. At the same time, we have homes sitting empty that could help ease these pressures - or even provide a lifeline for people facing homelessness.

Manchester is committed to preventing homelessness. A key part of this is increasing access to affordable and suitable homes. Bringing empty homes back into use can help provide settled housing for people at risk of homelessness.

We also need more emergency and temporary accommodation - with the right support to help people move on quickly. That's why we're exploring ways to use empty homes for temporary housing, including through our 10-year plus leasing scheme. Under this scheme, owners lease their property to a provider, who offers it as temporary accommodation for homeless applicants. The Council pays a fixed monthly rate, and the property is used for over 10 years.

In 2024-25, the net cost of temporary accommodation was £19m. Where appropriate, a portion of this expenditure may be redirected on a spend-to-save basis to bring empty homes back into use for homelessness accommodation.

People with poor physical and mental health are more likely to present as homeless or end up in insecure accommodation settings. There is also a lack of suitably adapted accommodation for people with disabilities both for temporary and settled accommodation.

Approximately 15% of Band 1 applicants on the Housing Register require homes with adaptations. Where funding is available, adapting empty homes to meet these needs presents a significant opportunity.

Additionally, some properties are empty due to the owner being in hospital or residential care. In certain cases, adaptations may enable the individual to return home, reducing reliance on institutional care.

By bringing empty homes back into use - whether for temporary, adapted, or settled housing - we can help reduce homelessness and improve lives across Manchester.

Our Plan:

Our Empty Homes team will increase the supply of housing available to reduce homelessness, including bringing empty homes back into use for temporary or adapted accommodation by:

- For owners who want to avoid the hassle of marketing and managing tenants we have developed a 10-year plus leasing scheme. The Council will pay a fixed rate (rates are to be reviewed on an annual basis linked to CPI +1% and managed by support services) to providers on a monthly basis, who in turn offer the property for temporary accommodation for homeless applicants for a period of over 10 years.
- We will continue to offer incentives to owners who choose to rent an empty home to formerly homeless tenants through the Private Rented Sector service.
- Acquiring and refurbishing empty homes for use as affordable housing can accommodate a person or household from Band 1 of our allocations list (e.g. where individuals have exceptional or urgent housing needs which need to be met) or Band 2 (and homeless)
- We will also explore opportunities and funding to bring homes back into use with a focus on adapting them for someone on the Housing Register.

Our measures of success:

- The number of empty homes bought back into use for homelessness accommodation
- The number of empty homes adapted whilst being bought back into use

Proactively target stubborn empty homes which are a blight on our neighbourhoods and cause significant issues for residents

Empty homes aren't just a missed opportunity—they can also cause real problems for local communities. The longer a property is left empty, the more likely it is to:

- Attract crime, vandalism, or anti-social behaviour
- Lower the value of nearby homes
- Fall into disrepair and affect neighbouring properties
- Become a health hazard due to damp, pests, or structural issues

When we identify - or receive a report about - an empty home, our Empty Homes Team will assess it and decide the best way to bring it back into use.

We prioritise homes that are causing the most harm to their surroundings and work with our Neighbourhood Teams to deal with issues like overgrown gardens, fly-tipping, or anti-social behaviour. We also work with external partners, including Greater Manchester Police, to identify empty homes linked to anti-social behaviour.

If the owner has passed away, we may work with genealogists to trace next of kin and help bring the home back into use.

Where the owner is known, but won't engage, we have legal powers to take action. These include:

- Securing unsafe properties
- Clearing waste from gardens
- Preventing damage to neighbouring homes

In more serious cases, we can use enforcement tools such as:

- Enforced sale
- Compulsory Purchase Orders (CPOs)
- Empty Dwelling Management Orders (EDMOs)

These measures are considered a last resort and are governed by the Council's Corporate Enforcement Policy, which ensures enforcement is fair, proportionate, and consistent. For more information on the enforcement powers available see Appendix 1.

Our Plan

We have ensured that there is a clear route to report empty homes to the Council that are causing issues for local communities:

- [How do I report an empty property? | Help with Empty homes | Manchester City Council](#)
- Or email emptyhomesteam@manchester.gov.uk

Upon identifying, or receiving a report of a possible empty home it will be assessed by the Empty Homes team in order to:

- Confirm its status as an Empty Home and how long it's been empty
- Determine its condition, appearance and highlight any safety concerns
- Determine its detriment to neighbouring properties or the wider area
- Appraise the extent of work required to bring it back into use
- We will maintain links with external agencies including the police to help identify empty homes that are attracting antisocial behaviour
- We can make a referral to a genealogist where the owner has, or is thought to have, passed away so we can trace next of kin and engage with them directly to bring the home back into use.

Each empty home will be prioritised so that we focus the most resource on the homes causing the greatest detriment to the community:

- We will engage with the owner and proactively work with communities to bring them back to use
- We will make referrals and work closely with our Neighbourhoods Teams to address specific problems with the property, garden or associated anti-social behaviour
- We will escalate the level of enforcement against the owners of empty homes if required, in line with [Our Corporate Enforcement Policy](#)

Measure of success:

- The number of priority homes bought back into use, the number of referrals to compliance
- The number of homes reported, and investigated by the Empty Homes Team
- The number of engagements sent, including letters and website hits
- We will track the enforcement interventions (set out in Appendix 1) and how effective they are in returning homes that are empty back into use, as well as resolving issues linked to empty homes

Address sustainability and zero-carbon challenges through maximizing opportunities to retrofit empty homes

Manchester is aiming to be a zero carbon city by 2038 - well ahead of the national target. Whilst we progress towards this target, we will need to find ways to deliver more homes for our growing population, in a way that doesn't add to our carbon footprint.

Bringing empty homes back into use is one of the most sustainable ways to grow our housing stock. Renovating an empty home uses between 50-80% less embodied carbon than building new homes. It also presents a chance to make the home more energy efficient before anyone moves in.

Indeed, many long-term empty homes are also older properties with poor energy performance. These homes are often among the worst contributors to housing-related carbon emissions. Refurbishment before reoccupation is an opportunity to:

- Install insulation, energy-efficient windows, and low-carbon heating systems
- Improve ventilation and airtightness
- Reduce energy bills for future occupants
- Improve indoor air quality, comfort and result in a warmer, healthier home

If the home is going to be rented out as social housing (or in the Private Rented Sector from 2030) it will need to meet Band C Energy Performance Certificate (EPC) standards. That means it will be greener and more affordable for tenants.

This strategy positions empty homes as an important element of Manchester's zero carbon ambitions - delivering co-benefits for residents, neighbourhoods, and the planet.

Our Plan:

We will work alongside homeowners to ensure empty homes are returned to use, with improved energy efficiency wherever possible:

- We will investigate financing options for energy efficiency improvements including signposting homeowners to retrofitting grants and loans
- We will co-ordinate work on empty homes with other retrofitting initiatives to maximise value for money
- Similarly, we will look at opportunities for social and third sector enterprise initiatives
- We will seek opportunities to access Government and Homes England funding to support sustainable refurbishment
- We will also explore pilot projects and partnerships to test innovative approaches to retrofitting empty homes

Measures of Success:

- All properties that were empty, that are subsequently used on the leasing or PRS schemes will have to provide a valid EPC - confirming it has been brought up to the required energy efficiency standard.

Delivering the Empty Homes Strategy

Addressing Manchester's empty homes challenge and delivering on our Empty Homes Strategy requires targeted, and in some cases, long-term interventions. In response, Manchester City Council has established a dedicated Empty Homes Team. This team works proactively across departments to bring empty properties back into use and deliver on a range of strategic housing objectives.

Identification of Empty Homes

Empty properties are identified through multiple channels:

- Council Tax data
- Self-referrals
- Internal referrals from other Manchester City Council services
- External partner referrals
- Reports from residents and Councillors – including proactive engagement with communities
- Site visits

Referrals to the Empty Homes team are possible via the Council's website: [How do I report an empty property? | Help with Empty homes | Manchester City Council](https://www.manchester.gov.uk/report-an-empty-property-help-with-empty-homes-manchester-city-council) or email: emptyhomesteam@manchester.gov.uk

Engagement and Assessment

The team engages directly with property owners to understand why homes are empty and explore options for reoccupation. A letter campaign has commenced, with letters sent to owners of empty properties to open a line of communication and begin the process of returning them to use.

Weekly site visits to suspected or known empty homes are also underway to:

- Confirm vacancy status and duration
- Assess property condition and safety
- Evaluate impact on neighbouring properties and the wider area
- Estimate the work required to bring the property back into use

This assessment enables the Council to prioritise properties causing the greatest detriment and allocate resources effectively, including referrals to Neighbourhood Teams for issues such as untidy gardens or anti-social behaviour.

Ownership Challenges and Genealogist Support

A common barrier to returning homes to use is unclear ownership, particularly with properties going through probate. Since April 2025, the Empty Homes Team has partnered with genealogist services to help with tracing owners or any next of kin / beneficiaries. These efforts are helping to clarify ownership and facilitate engagement with responsible parties.

The genealogist services we work with can also support families applying for probate as they are specialists in dealing with complex estates. This can often be a barrier for some beneficiaries, who are not confident in applying themselves.

Case Study – Tracing the Ownership of a Long-Term Empty Home

Background:

A large semi-detached property in a desirable Manchester area was reported as being empty since 2020. After local residents raised concerns about its deteriorating condition and potential for anti-social behaviour it was brought to our attention by the Ward Councillor.

Actions Taken:

- The Empty Homes Team investigated and found the owner had died without leaving a will. There were also no immediate heirs and probate had not been granted.
- The case was referred to a genealogy firm, who were able to trace relatives in India.
- Legal identity checks are underway; once complete, probate will proceed, and the property will be put up for sale

Outcomes:

- The property will be brought back into use, improving the street and reducing risks.
- The case highlights the importance of community reporting, specialist partnerships, and persistence in resolving complex empty home cases.

Routes to Reoccupation

The Council is currently supporting various pathways to bring empty homes back into use:

- Sale on the open market or to a Registered Provider
- Sale to a member of our investor register
- Owner occupation or use by family members
- Private rental

- Letting via the Council's Private Rented Sector Team
- Leasing to the Council for temporary accommodation

Case Study - Fire-Damaged Property Brought Back into Use

Background:

A two-bedroom mid-terrace property was referred to the Empty Homes Team by a Neighbourhood Officer. The home had been unoccupied for a significant period following a fire that rendered it uninhabitable. With no insurance payout, the owner was unable to fund repairs or sell the property.

Actions Taken:

- Officers maintained regular contact with the owner and negotiated a sale as the preferred option.
- Due to the property's condition and the owner's financial constraints, the team arranged viewings with investors from the council's investor register.
- The owner accepted an offer, and officers supported the sale by helping recover key documents lost in the fire.

Outcome:

- The investor who purchased the property has committed to leasing the property to Manchester City Council for use as temporary accommodation under the 10-year lease scheme.
- This case highlights the importance of proactive engagement, creative solutions for marketing difficult properties, and the value of linking empty homes work with wider housing needs.

Conclusion - Unlocking the Potential of Empty Homes

Manchester's housing landscape has changed significantly in recent years. Rising demand has led to a historically low number of empty homes across the city. However, the properties that do remain vacant are often more complex and challenging to bring back into use.

This Empty Homes Strategy reflects a more targeted and responsive approach - moving away from the large-scale interventions of the past and focusing on the homes that cause the greatest impact or offer the greatest opportunity.

Every empty home we bring back into use helps tackle the housing crisis. But we want to go further and make sure we get the most out of every opportunity. That means:

- Providing affordable housing, temporary accommodation, or adapted homes for residents with specific needs
- Prioritising action on homes that blight neighbourhoods, cause environmental issues, or impact local residents
- Using renovation as an opportunity to retrofit, making homes warmer, healthier, and more energy efficient

By working with owners and partners, we can unlock the potential of empty homes to:

- Increase the number of homes available in a city with high housing demand
- Improve the appearance and appeal of local neighbourhoods
- Reduce crime, anti-social behaviour, and environmental hazards
- Prevent properties from becoming a burden to neighbouring homes and communities
- Help people who want to live in warmer, healthier homes

This strategy is about making the most of every empty home - for the good of the whole city.

Appendix 1 – The Council’s Enforcement Powers in Relation to Empty Homes

There are a range of enforcement powers available to Local Authorities relevant to empty homes in the city that can be employed day to day to limit the impact of any issues being caused by an empty property (see Table 1). These powers enable the local authority to deal with a range of immediate impacts that an empty property can have on the local community, for example, ensuring the property is suitably secured, is free from waste in external gardens and it is not impacting the condition of adjacent properties.

Enforcement actions or notices served using the powers set out in Table 1 can contribute to the justification to undertake further enforcement action via enforced sales / CPOs / EDMOs. These enforcement options are typically used as the last resort.

- Compulsory Purchase Order – this allows Local Authorities to acquire land compulsorily which they can then develop or restore before using as part of their housing stock. Compulsory purchase powers are available under Section 17 of the Housing Act 2004 and Section 226 of the Town and Country Planning Act 1990.
- Enforced Sales - Once a local authority has a land charge against a property related to works carried out by the local authority in default of an enforcement notice the local authority can consider pursuing an enforced sale under the provisions of Section 3 of the Law of Property Act 1925. This allows the local authority to sell the property to recover any debts it is owed.

Local Authorities can also take on the management of vacant properties via an Empty Dwelling Management Order (EDMOs) under Section 134 of the Housing Act 2004.

EDMOs allow a local authority to take over the management of unoccupied properties and use them as part of their housing stock. A local authority must apply to the Residential Property Tribunal for an initial interim order lasting 12 months and apply again if they wish to make this a final EDMO, which can last up to 7 years.

EDMOs should only be used once all attempts to engage with the owner has failed and the property has been assessed as meeting the criteria set out in the Housing Act 2004. This includes making reasonable efforts to solve the problem of vacancy, such as discovering what steps the owner is taking or intends to take.

Table 1 - Enforcement powers relevant to empty homes (Non-Exhaustive):

- **Dangerous or dilapidated buildings or structures** - Building Act 1984, ss77 & 78 & Housing Act 2004 -To require the owner to take steps to make a property safe (s77) or enable the local authority to take emergency action to make a property safe (s78). Enables evaluation to be undertaken to assess the risks of a property to health and safety
- **Unsecured properties** - Building Act 1984, s78 & Local Government (Miscellaneous Provisions) Act 1982, s29 - To allow the Local Authority to fence off a property. To require the owner or allow the local authority to board up in an emergency.
- **Blocked or defective drainage or private sewers** - Local Government (Miscellaneous Provisions) Act 1976, s35; Building Act 1984, s59 & Public Health Act 1961, s17 - To require the owner to address obstructed, blocked or defective drains.
- **Statutory nuisance and vermin** - Public Health Act 1961, s34; Prevention of Damage by Pests Act 1949, s4 & Environmental Protection Act 1990, s80 - To require the owner to remove waste that may attract vermin to a property or to remove an infestation and any threat to public health. To investigate and remedy dampness being caused by the condition of the empty property and is a Statutory Nuisance to an adjacent occupied premises.
- **Unsightly land and property** - Town and Country Planning Act 1990, s215 & Building Act 1984, s79 - To require an owner to address a property adversely affecting the amenity of an area. To require the owner to address unsightly land or the external appearance of a property.
- **Powers of Entry** - Housing Act 2004, Section 239 - Local authority staff can use their power of entry to enter unoccupied premises or land to carry out inspections in relation to property/land conditions.
- **Requiring information from anyone who has a legal interest in an empty home** - Local Government Miscellaneous Provisions Act 1976 – section 16 - Allows local authorities the right to require information e.g. ownership details from a person with an interest in an empty home
- **Power to require documents to be produced** - Housing Act 2004 – section 235 - Allows the local authority to request documents from anyone with a legal interest in the property - for example a mortgage provider
- **Community Protection Notices** - Anti-Social Behaviour Anti-Social Behaviour and Crime and Policing Act 2014 - Allows the local authority to serve community protection notices where a person (aged 16 and over), business or organisation is committing anti-social behaviour.