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What I'd like to talk about

- A bit about me and our social enterprise
- How we got started with Empty Homes Doctor
- What we do and the difference we make
- Some of the challenges we face
- A few things for us all to think about







SBB

Social Business Brokers

Our five stage approach

- Look for clues
- Create a buzz
- Bring people together
- Build momentum
- Make things happen

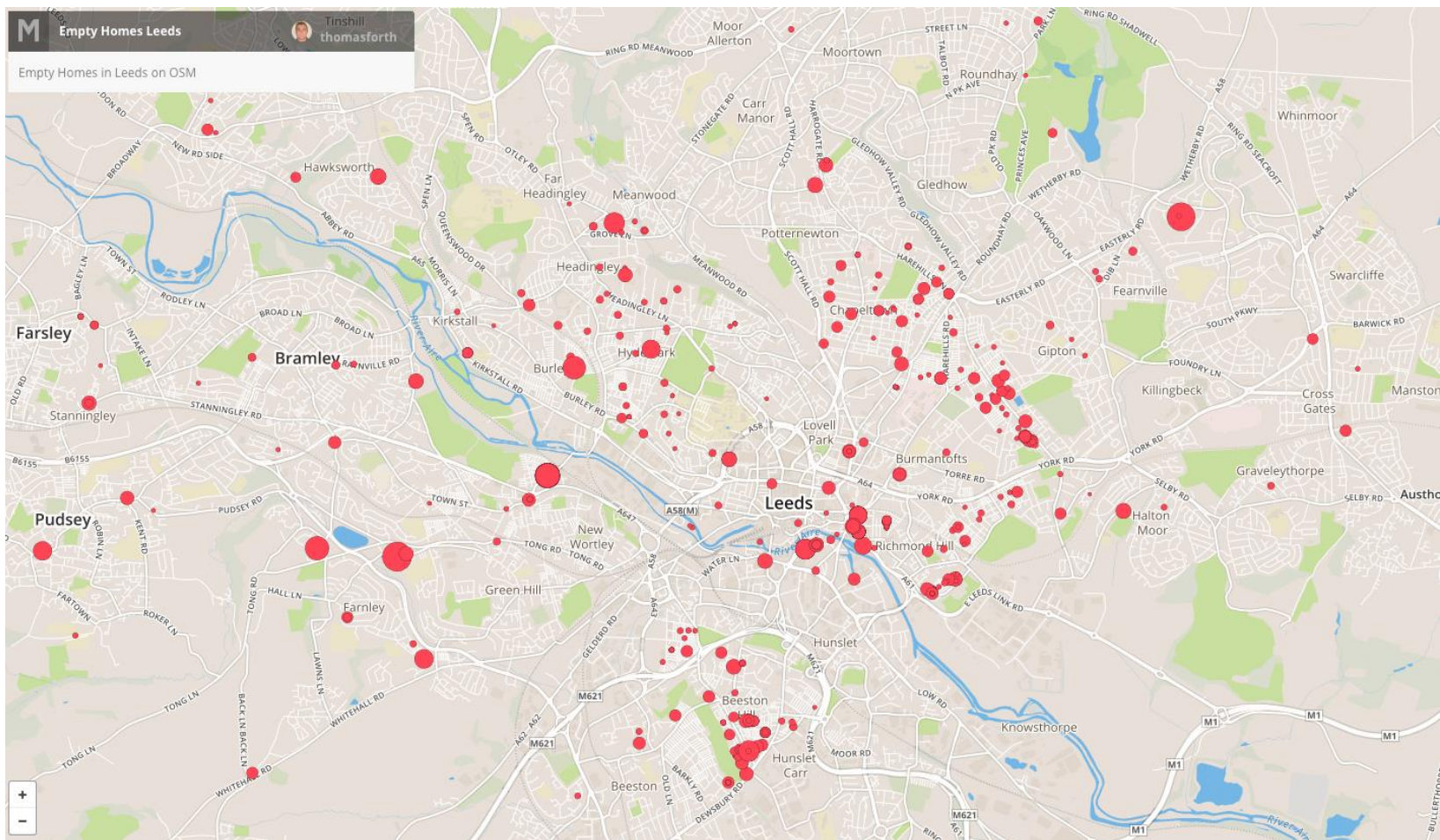


Looking for clues

- Around 5000 long term empty homes
- 90% are privately owned
- The majority don't look like "empty homes".











Six month pilot – then 12 month contract



How we work

- The council writes to owners of empty homes
- Owners get in touch - we meet them at their property
- We provide a detailed report – outlining all their options
- Once they've decided what to do – we help them to bring their home back into use

Who we work with

- Anyone with an empty home, including....
 - People who have inherited a home
 - People whose circumstances have changed
 - Older people moving into residential care
 - Owners of rental properties where things have gone wrong

How many homes did we bring back into use this year?



● Homes back in use 2014-15 ● 2014-15 target



● Rented ● Sold through Estate Agent ● Sold at Auction ● Other

This investment brings a range of benefits



£340,000

Estimate of trade for local businesses involved in bringing 59 homes back into use during 2014



£354,000

Estimate of New Homes Bonus payable to Leeds City Council for bringing 59 empty homes back into use

Seven years empty





Ten years empty



How we make a difference

- We are problem-solvers – and don't give up!
- We work collaboratively – with the council, local businesses, family & friends.
- We consistently make the social case for sorting out empty homes
- Half a dozen homes we've worked on have been sold to social enterprises

Some of the challenges we face

- It can be hard sorting out complex problems!
- Working with a wide range of people and organisations isn't always easy
- Money is tight – we've worked on twice as many homes with the same £100k budget
- There are bigger issues at play – rising inequality, a broken housing market.

A few final reflections

- The value of asking “Why are things like this? and “What’s really going on here?”
- The value of not being “an expert”.
- As local people, you’re well placed to act – and to invite others to work with you.
- Ask not what your council can do for you...
- The importance of *being socially enterprising*, as well as being a social enterprise.



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Following

@TheSocBiz @nicktemple1 @battlejohn
vision+listening+persevering=change

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