

Sententia Empty Homes

Social Success
through
Local Partnerships

Tel: 0116 275 3763

Email: emptyhomes@sententia-business.co.uk



SENTENTIA - A NEW; FULL SERVICE AND COST FREE SOLUTION SUPPORTING LOCAL AUTHORITIES RE-PURPOSE EMPTY HOMES.

- **INDEPENDENTLY FINANCED**
 - No HCA funding required
 - No Authority funding required
 - Maximises LA financial resources
 - Minimises Legal Action and Process Costs
- **ZERO COMMERCIAL VALUE**
 - Transparent process
 - Risk Free Signposting
 - Robust processes
 - Simple arms-length MoU or Framework Agreement
- **LOCAL DELIVERY**
 - Local Employment
 - Local Partnerships
 - Local Regeneration
 - Local Suppliers
- **SOLUTIONS LED**
 - Designed with a Local Authority
 - Aligned with a Balanced Approach
 - Encourages greater client engagement
 - Increased rate of re-purposing
 - Comprehensive; independent customer support and advice.
- **NO REPUTATIONAL RISK**
 - Approved by LA Legal Team
 - Approved by LA Empty Homes Team
 - Supported by David Stott - EHA
 - Partnered by Professional Practices
- **TRANSPARENCY**
 - Pilot projects before adoption
 - Aligns with LA strategies
 - Detailed Process Tree
 - Process Cost & Debt Recovery
 - Brokerage service for difficult cases
- **LOCAL MANAGEMENT**
 - Local Management serving Local Needs
 - Local Access to All Services
 - Local Experts Serving Local Communities
 - Responsive to LA Empty Home Teams
- **CLIENT DRIVEN**
 - Rapid delivery of agreed outcomes
 - Simple; "No-nonsense" contracts
 - Robust; transparent full-service solution
 - Service extends to hard-to-engage, vulnerable persons, estate disputes and hard-to-sell properties.

Distinctly different, the Sententia service model is both Local Authority and client-led; it is innovative; supportive and empathetic and designed to help Local Authorities protect precious financial resources whilst encouraging Empty Home Title Owners to engage with a wider range of positive; deliverable outcomes.



The Sententia Empty Homes service is specifically structured to provide the greatest social and economic benefit to each Local Authority and local community whilst simultaneously providing each Local Authority with zero-risk access to additional tools; support and opportunities to increase the rate of empty home re-purposing.

Bringing Empty Homes Back to Life

Public, Private and Third Sectors
Working in Partnership.

In excess of 680,000
homes worth one
hundred and ten billion
pounds across 320 UK
Local Planning
Authorities stand
empty.

The January 2012 Government initiative *"Bringing empty homes back into use"* hoped to *"foster new approaches and innovation"* in bringing empty homes back into use; a likely necessity when the scale of the opportunity and challenge for Local Authorities is highlighted.

One of the UK's leading authorities on the empty homes agenda, David Stott; Associate, Empty Homes Agency, specifically highlights the need for Local Authorities to *"have a delivery partners"* in order to deliver the Governments objectives.

The Sententia Empty Homes service model was designed in liaison with Senior Local Authority Officers and specifically structured to be one of the **most agile, supportive, effective; transparent and professional "delivery partners"** for Local Authorities.

Sententia Empty Homes

Economic Success through Local Delivery

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Local Management

From our initial contact onwards, our focus is always on care, compassion; engagement, support and “All Things Local”.

Our Management Teams are local; accessible and responsive to Local Needs and Aspirations.

By stipulating that all work is undertaken by and all strategic partners are, small and independent local businesses who have local business interests; any economic and social gain and professional reputation is crystalised within the local area.

Local Partners

From Solicitors to Builders; from Mortgage Brokers to Soft Furnishings and Bathroom suppliers, an agile panel of responsible local strategic partnerships are committed to: -

- 1) The ethics; codes of conduct and aspirations of Sententia.
- 2) Delivering a professional; compassionate; supportive and effective service in all our dealings.
- 3) Supporting clients and Local Authorities to deliver success and positive results.
- 4) Delivering Local Economic and Social Benefits.

Local Employment

With a focus on “All Things Local”, we support local employment by recruiting local suppliers; local builders and local Professional Practices; all of whom are expected to stimulate and contribute to the local economy.

Of course we have; by necessity a small number of centralised services to support our Regional Partners, but the delivery of local solutions and the establishment of local strategic partnerships, underpins our commitment to “All Things Local”.

10 Principle Objectives

1. Increase the re-occupancy rate of Empty Homes through holistic; pro-active and compassionate strategies aligned with Local Authorities Balanced Approach.
2. Reduce the resource; time and cost drain of Empty Homes on Local Authorities by encouraging greater client engagement.
3. Reduce the environmental and social impact of Empty Homes
4. Extend the opportunities for Local Authority Grant Awards and Incentives.
5. Introduce an innovative Shared Equity Ownership Affordable Home model.
6. Increase the availability of Private Sector Rental provision.
7. Speed up the recovery and payment of Domestic Council Tax.
8. Compliment the Local Authorities Affordable Homes strategies.
9. Compliment the Local Authorities Mixed Stock housing strategies.
10. Deliver tangible and evidential social and community gain.

