
Amended Empty Homes Strategy

Relevant Portfolio Holder		Councillor Portfolio Holder for Housing	
Portfolio Holder Consulted		Yes	
Relevant Assistant Director		Assistant Director Community and Housing Services	
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Wards Affected		(All Wards);	
Ward Councillor(s) consulted		N/A	
Relevant Council Priority		Community & Housing;	
Non-Key Decision			
If you have any questions about this report, please contact the report author in advance of the meeting.			

1. RECOMMENDATIONS

The Executive Committee RECOMMEND that:-

- 1) The amended Redditch Borough Council Empty Homes Strategy 2026 – 29 (appendix 1) be adopted.**

2. BACKGROUND

- 2.1 A complaint was received by the Monitoring Officer regarding the wording of the Empty Homes Strategy 2026-29.
- 2.2 The complainant felt the strategy was misleading and ambiguous and referred to “Redditch Borough Council homes” repeatedly and gives the interpretation that the figures relate to Council’s own housing stock.

3. OPERATIONAL ISSUES

- 3.1 Officers have undertaken a review of the wording in the strategy and confirmed it does not repeatedly refer to “Redditch Borough Council homes”.
- 3.2 Having reviewed the wording of the strategy the first sentence of the introduction refers to Redditch Borough had 660 empty homes, however on page 6 under ‘Local Context’ refers to “Redditch Borough Council had 660 empty homes”. This phrasing in the local context section could give the impression that the properties are owned by the Council rather than being located within the Borough.

3.3 Officers consider that this wording may be ambiguous and could inadvertently lead readers to interpret the figures as relating to the Council's own housing stock.

3.2 The Strategy has been amended in the following ways:

- Within the introduction on page 4 the following sentence has been added to the end of the first paragraph.

“This strategy is related private sector empty homes within the Borough of Redditch. Redditch Borough Council's own housing stock empty homes (known as voids) are monitored separately and are not included in the Strategy.”

- The sentence in the Local context page 6 has been altered from

In October 2025, Redditch Borough Council had 660 empty homes, of which 320 had been empty for more than 6 months

to

In October 2025, there were 660 private sector empty homes in the Borough of Redditch, of which 320 had been empty for more than 6 months.

4. FINANCIAL IMPLICATIONS

4.1 There are no financial implications from this report

5. LEGAL IMPLICATIONS

5.1 There are no legal implications from this report.

6. OTHER - IMPLICATIONS

Local Government Reorganisation

6.1 This Strategy meets the Government's requirement that local authorities continue to deliver high quality and sustainable services for residents during local government reorganisation.

Relevant Council Priority

- 6.2 Tackling Empty Homes positively impacts:
- Community and Housing

Climate Change Implications

- 6.3 There are no climate change implications from this report.

Equalities and Diversity Implications

- 6.4 There are no specific equalities and diversity implications from this report.

7. RISK MANAGEMENT

- 7.1 Updating the wording of the strategy ensures readers are fully aware of the purpose of the strategy.

8. APPENDICES and BACKGROUND PAPERS

Appendix 1 - Redditch Borough Council Empty Homes Strategy 2026 –
29

**Executive
2026**

Tuesday, 9 June

9. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holder	Councillor Bill Hartnett.	TBC
Lead Director / Assistant Director	Judith Willis	13/4/26
Financial Services	Debra Goodall	13/4/26
Legal Services	Claire Felton	23/4/26