



Behind Empty Homes

Case-Led Insights into
Ownership, Estates and
Resolution



Our **free** service assists local authorities in bringing empty homes back into use.

We identify and locate missing empty property owners worldwide. Where an empty homeowner is deceased, we can track down executors or next of kin which can lead to property being removed, sold, or brought back into use.

We can also review lists of long-term empty properties and provide advice and support.

How this benefits the local authority:

- Reduction of long-term empty homes in your area
- Reduction in anti-social behaviour
- Recovery of unpaid council tax
- More housing available to renters and buyers



"The fact that this service is available free to local authorities is brilliant. In this case, I would have had no other way of tracking down the next of kin, meaning many more resources would have been required to see this property brought back into use."

— Empty Property Officer,
UK Local Authority

Case Study

A UK council contacted us about a property that had been vacant for over 20 years. Finders identified that the owner, Miss Jones, had died in 1995.

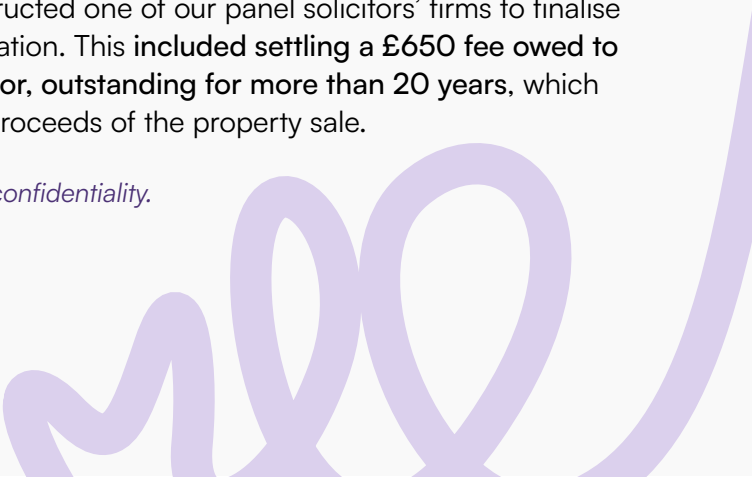
We traced descendants of her aunt and uncle, who explained that although the family knew of her death, they never administered the estate because the property's ownership had never been confirmed. During our research, members of the public had also made enquiries about the property — something the empty homes officer was only able to link together once we had located the heirs.

Once the family were found, they appointed Miss Jones's solicitor. The beneficiaries were confirmed, and the solicitor began administering the estate. During this process, it was established that Miss Jones's assets included the property and other financial holdings.

The solicitor instructed Finders to trace any further entitled relatives — **all completed on a no-trace, no-fee basis**. We also confirmed key documents, including Miss Jones's birth certificate.

The family then instructed one of our panel solicitors' firms to finalise the estate administration. This **included settling a £650 fee owed to the Council's solicitor, outstanding for more than 20 years**, which was paid from the proceeds of the property sale.

**Names changed for confidentiality.*





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- Focused on practical application, not theory alone
- Structured with clear learning value
- Aligned with the needs of legal & public sector professionals



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