

Survey of Empty Properties

Report and Computer Tables

**Research Study Conducted for
North London Sub-Region**

April - July 2006

Contents

Introduction	1
Summary of Findings	7
Key Findings	9
Current Ownership	9
Currently Occupied	11
Reasons for Current Status	13
Owner of the Property	15
Type of Property	17
With Commercial Premises	19
Number of Rooms	21
Condition of Property	23
Own Other Properties	25
Reason for Ownership	27
Mortgage or Loan	28
Problems with Ownership	30
Reasons for Properties being Empty	32
Services to Encourage Use	33
Preferred Provider of Services	34
Future of the Properties	36

Marked-Up Questionnaire

Computer Tables

Appendices

Map of Empty Properties	
Questionnaires:	
First	
Reminder	
Sample Profiles:	
All	
Owners/Responsible and Empty	
Statistical Reliability	

Introduction

This volume contains the findings from a postal self-completion survey with owners of long-term private empty properties in the North London Sub-Region (NLSR) conducted by Ipsos MORI. The NLSR covers six London Boroughs (LBs) - Barnet, Camden, Enfield, Haringey, Islington and Westminster -

The purpose of the research was to understand the reasons why privately owned properties in the NLSR have been empty for some time, to determine what obstacles exist to bringing the properties back into use, and to identify possible solutions.

Methodology

The survey was based on databases of relevant empty addresses provided by the six boroughs, defined as privately owned and vacant for at least six months as at 31 December 2005 - ie with a cut-off void date of 30 June 2005. The databases were provided in a standard format; this included the empty property address plus owner name and address, as well as council tax band and date void.

In total, the six boroughs provided 5,502 empty property addresses, which form the basis for the survey. All owners had to have UK addresses, so that pre-paid return envelopes could be used. Where the owner had more than one empty property at different locations, a separate letter and questionnaire was sent for each; where an owner had more than one empty property at the same location, one questionnaire was sent to cover all of them.

On this basis, Ipsos MORI mailed-out 5,042 letters individually addressed to owners, together with self-completion questionnaires separately printed with each empty property address/es. (A map showing all these empty property addresses within the six boroughs is appended.) Despatch was on 21 April 2006, which means that effective void time period from the cut-off date of 30 June 2005 was nearly ten months; the return date was 19 May. A second questionnaire was sent to all owners who had not responded. The reminder mail-out was despatched on 24 May 2006, with a return date of 19 June; however, completed questionnaires were still being returned when the analysis was finalised on 10 July. The questionnaire included reference to the £250 prize draw which was being offered by Ipsos MORI. Both questionnaires are appended.

In total, 1,379 questionnaires were returned from the two mail-outs, with 1,295 eligible for inclusion in the analysis. The table below summarises the aggregate response rates achieved, showing both mail-outs and in/eligible returns.

Response Rates	
	Number
First mail-out	
Despatched	5,042
Returned	811
Response rate %	16%
Reminder mail-out	
Despatched	4,231
Returned	568
Response rate %	13%
Total Returned	1,379
Total Response Rate %	27%
Eligible	1,295
Ineligible:	84
returned blank/refused	64
wrong owner address	11
not owner/responsible	4
owner dead	3
demolished	1
duplicate address	1

Source: Ipsos MORI

Questionnaire

The self-completion questionnaire was designed and developed by MORI in consultation with NLSR. It was in booklet format, with one page of A3 folded to provide two pages/four sides. The front page was a letter from Ipsos MORI explaining about the survey, which was amended for the second mail-out.

The questionnaire was adapted from previous questionnaires used for similar surveys. In particular, an initial section at the beginning of the questionnaire covered three questions which allowed respondents to identify whether they were currently the owner or responsible for the property and whether anyone was currently living in it; if someone was currently living in the property, respondents were then asked to complete one further question about how it become occupied. All other respondents - ie currently the owner/responsible for the empty property - were asked to complete the remaining 14 questions on the questionnaire.

Layout

The following pages contain the summary of the survey, followed by a more detailed commentary of the key findings for each question, including relevant sub-group analysis.

The next sections contain the questionnaire marked up with aggregate findings. This is followed by the computer tables, with each question analysed by two pages of sub-groups agreed with the NLSR, which included some variables from the original borough address databases. As noted above, the first question is based on all 1,295 returned questionnaires; the second has been re-based on 1,064 questionnaires, excluding properties which have been sold (from Q3); the third is based 642, where someone is currently living in the property (from Q2) plus those which have been sold. The remaining 14 questions are based on 543 questionnaires returned from those who are currently the owner/responsible for the empty property.

Finally the appendices contain the sample profiles for both the full returned sample (1,295) as well as those where the respondent is the owner/responsible for the empty property (543), together with details on statistical reliability (see below). Also included are the first and second questionnaires, with the letter amended, as well as a map of all the empty property addresses.

Presentation and Interpretation of Data

It should be noted that the questionnaires returned are a sample, not the entire population, of empty private properties, which means that not all the differences are statistically significant.

However, the profile of the population of addresses for which questionnaires were despatched (5,042) is similar to both the sample of eligible returned questionnaires (1,295) and sub-sample of owner of/responsible for empty properties (543) in terms of all three variables from the address database - ie six boroughs as well as council tax band and time void:

Population and Sample Profiles						
	Population		Sample			
	Despatched		Returned		Owner/responsible and empty	
	N	%	N	%	N	%
Total	5,042	100	1,295	100	543	100
London Borough						
Barnet	816	16	219	17	117	22
Camden	547	11	122	9	48	9
Enfield	1,694	34	490	38	189	35
Haringey	923	18	223	17	75	14
Islington	151	3	44	3	14	3
Westminster	911	18	196	15	100	18
Council Tax Band						
A to B	529	10	125	10	41	8
C	1,080	21	279	22	113	21
D	1,128	22	324	25	141	26
E	829	16	215	17	96	18
F to H	1,455	29	345	27	150	28
Time Void						
Pre-2000	263	5	77	6	33	6
2000 to 2003	784	16	189	15	87	16
2004 1st half	918	18	187	14	85	16
2004 2nd half	681	14	192	15	75	14
2005 1st quarter	519	10	148	11	52	10
2005 2nd quarter	1,865	37	497	38	211	39

Source: Ipsos MORI

Assuming that the returned questionnaires are a representative sample, then the statistical reliability for the results with 1,295 completed questionnaires from a population of around 5,000 despatched would be up to plus or minus three percentage points at the 95% confidence interval. It is four percentage points for the 543 owner/responsible and empty sub-sample; for example, where 50% give a particular answer, the chances are 19 in 20 that the “true” value (which would have been obtained if the whole population had returned questionnaires) will fall within the range of \pm four percentage points from the sample result; in fact the actual result is proportionately more likely to be closer to the centre (50%) than the extremes of the range (46% or 54%). However, the sub-group finding should be treated with caution, particularly as some of the bases are very small. A guide to statistical reliability is included.

Where percentages do not add up to 100, this may be due to computer rounding or multiple answers. The term “net” is the balance when a negative finding has been subtracted from the positive finding.

Publication of Data

As with all our studies, these findings are subject to MORI’s standard Terms and Conditions of Contract. Any press release or publication of the findings from this survey requires the advance approval of MORI. Such approval would only be refused on the basis of inaccuracy and misrepresentation of the results.

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*Toby Taper
Louise Granger*

Summary of Findings

- For seven in ten of the 1,295 eligible questionnaires returned, respondents say they are currently the owner or responsible for the property, while a quarter are not.
- Excluding respondents who say they have sold the property, nearly three in five say that no-one is currently living there and two in five that it is occupied.
- Among respondents saying that the property is occupied and/or sold, over a third say it has been sold. Around one in five each says it is being rented and that they are living in it.
- All respondents who are the owner of/responsible for the empty property (543 questionnaires), were then asked to complete the remaining 14 questions.
- Seven in ten respondents say that the property is owned by a private individual, and over one in five by a company or business.
- Half the empty private properties are flats or maisonettes, while over a third are houses and three per cent bungalows.
- One in ten is connected to commercial premises.
- Two in five empty properties have three to four rooms, excluding kitchens and bathrooms, with around a quarter each having one or two and five or more rooms.
- Over two in five owners rate the present condition of their empty property as good, with nearly three in ten saying it is poor, making the net good balance +17 points, while a quarter do not give a definite answer.
- Half the respondents say they do not own any other properties, aside from this one and their own home, while over a third do.
- When asked how/why they came to own or be responsible for this empty property, half say they bought it - including a quarter to live in themselves. One in six bought it as an investment and/or for rental income, with a further one in six inheriting it. One in nine manages it for someone else, including as executor.
- Three in ten owners say they currently have a mortgage or loan on their empty property, while three in five do not.
- Over half say that owning this empty property causes them some problems or concerns - covering 36% saying sometimes, and a further 18% always or often - while a third say it never causes them any problems.
- Three of the four most frequently given reasons for their property currently being empty are to do with repairs and/or renovation, including the largest single reason - given by three in ten - that these are in progress. One in seven says they need doing, and nine per cent that they are planning. The other

reason among the top four, and the second most frequently given by one in five, is that they are trying to sell it.

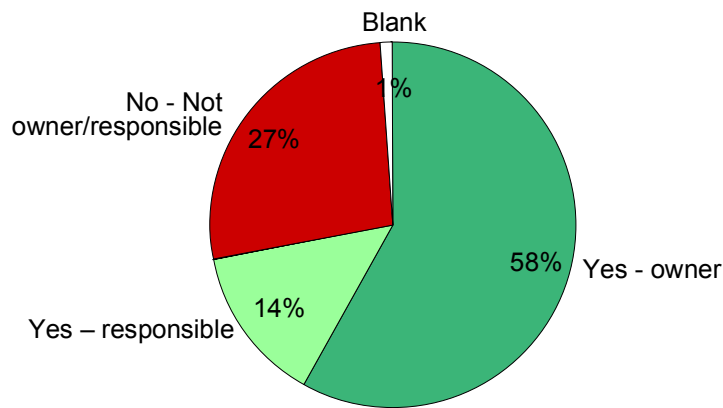
- Three in ten respondents think that at least one of the seven services listed might encourage them to bring their empty property back into use, including one in six selecting a grant to help pay for repairs and/or renovation. Among the other two-thirds, most say none of these as well as leaving the question blank.
- Similarly, a third would prefer at least one of the four organisations listed to provide these services, including one in five selecting the council or local authority and one in seven an estate or managing agent. Among the other two-thirds, most say none of these/do not want any if these services as well as leaving the question blank.
- Over a third think they will eventually sell, and a further one in five rent, the empty property. One in six expects to live in it themselves, and a further four per cent that family or friends will live in it. Three per cent say it is not for occupation, while one in nine does not know or leaves the question blank.
- Two in five think their empty property will eventually be occupied within six months, one in five between six to 12 months, and one in nine a year or more. A further one in six does not know when it will be occupied, and four per cent that it is not for occupation.

Key Findings

Current Ownership

The first question at the beginning of the questionnaire allowed respondents to identify if they are currently the owner or responsible for the property. Around seven in ten say they are - covering 58% who are currently the owner, and 14% responsible for it - while the other quarter are not.

Q1 Are you currently the owner of this property, or responsible for it?



Base: All respondents (1,295)

Source: Ipsos MORI

There is some variation between the six boroughs in terms of the current ownership of the property; respondents in Barnet are more likely currently to be the owner of an empty home (76%), with those in Camden and Enfield neither the owner nor responsible for it (39% and 35% respectively). There is little difference in terms of council tax bands. However, the pattern is varied for length of time void; there are more owners among the properties which have been empty for longest (74%), while those from the 2005 first quarter and - to a lesser extent - the 2004 second half tends to have more who are neither owners nor responsible (43% and 34% respectively).

Current Ownership				
		Yes		No, not owner/ responsible
	Total	Owner	Responsible	
	%	%	%	
<i>Base: All respondents (1,295)</i>				
Total	72	58	14	27
London Borough				
Barnet	86	76	10	13
Camden	61	44	17	39
Enfield	64	51	13	35
Haringey	74	65	9	26
Islington	71	57	14	30
Westminster	80	57	23	17
Council Tax Band				
A to B	69	55	14	29
C	69	59	10	30
D	72	57	15	27
E	73	60	13	26
F to H	74	59	15	24
Time Void				
Pre-2000	86	74	12	14
2000 to 2003	76	61	15	22
2004 1st half	81	63	18	18
2004 2nd half	66	50	16	34
2005 1st quarter	57	43	14	43
2005 2nd quarter	72	61	11	27

Source: Ipsos MORI

Currently Occupied

The second question allowed respondents to identify if anyone is currently living in the property; it has been re-based to exclude those who say the property has been sold at question 3 as they cannot be assumed to know if it is currently occupied. Nearly three in five say that no-one is currently living in the property, and two in five that it is occupied.

Q2 <i>Is anyone currently living in this property?</i>	
	%
<i>Base: All, except sold at Q3 (1,064 - ie 1,295 less 231)</i>	
Yes	39
No	56
Blank/don't know	5
<i>Source: Ipsos MORI</i>	

Again there are differences between the six boroughs on the current occupation of the properties, with half those in Haringey and Islington saying that someone is currently living there. In addition, around half the properties in both the lowest A to B council tax bands and the longest time void are also occupied.

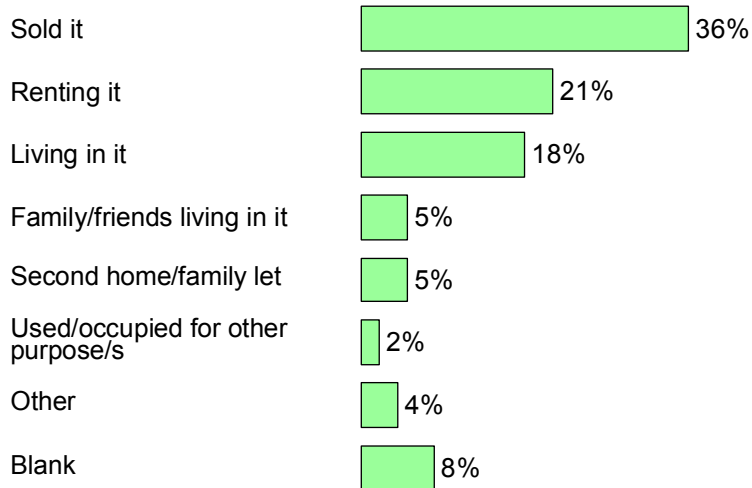
Currently Occupied		
	Yes	No
	%	%
<i>Base: All, except sold at Q3 (1,064 - ie 1,295 less 231)</i>		
Total	39	56
London Borough		
Barnet	36	62
Camden	29	58
Enfield	38	56
Haringey	51	45
Islington	51	43
Westminster	33	61
Council Tax Band		
A to B	48	44
C	39	56
D	38	57
E	36	58
F to H	37	58
Time Void		
Pre-2000	51	47
2000 to 2003	37	56
2004 1st half	40	58
2004 2nd half	38	54
2005 1st quarter	30	63
2005 2nd quarter	39	56

Source: Ipsos MORI

Reasons for Current Status

Respondents who say that the property is occupied and/or has been sold were then asked to complete one further question about the reasons for its current status. Over a third say it has been sold, with around one in five each saying the property is being rented and that they are living in it. Other reasons each given by no more than five per cent of respondents are shown in the graph below.

Q3 How did this property become occupied?



Base: All where property occupied at Q2, plus sold at Q3 (642 - ie 411 plus 231) Source: MORI

There are also differences between sub-groups on the reasons for the current status of these properties. By borough, properties in Camden and Enfield are more likely to have been sold (48% and 50% respectively), with those in Barnet being lived in by the owner (42%). Properties in council tax band C also tend to have been sold (43%), those in the lowest A to B to be rented out (32%), and the owners to be living there for those in the highest F to H band (28%). In addition, the 2005 first quarter voids and - to a lesser extent - 2004 second half are also more likely to have been sold (64% and 42% respectively), and those from 2004 first half to be rented (33%).

Reasons for Current Status			
	Sold	Renting	Living in
	%	%	%
<i>Base: All where property occupied at Q2, plus sold at Q3 (642 - ie 411 plus 231)</i>			
Total	36	21	18
London Borough			
Barnet	23	20	42
Camden	48	28	7
Enfield	50	20	15
Haringey	24	23	9
Islington	33	19	15
Westminster	14	24	18
Council Tax Band			
A to B	26	32	13
C	43	26	10
D	35	22	17
E	38	17	17
F to H	33	16	28
Time Void			
Pre to 2000	10	15	12
2000 to 2003	25	18	23
2004 1st half	18	33	14
2004 2nd half	42	24	16
2005 1st quarter	64	11	11
2005 2nd quarter	38	22	21

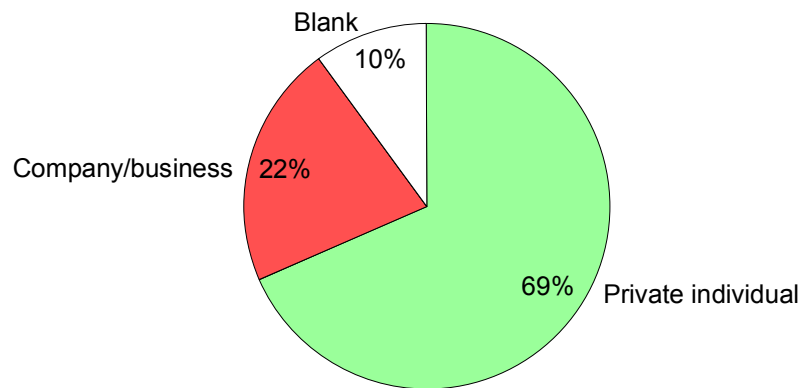
Source: Ipsos MORI

All respondents who are the owner of/responsible for the empty property (543 questionnaires) were then asked to complete the remaining 14 questions on the questionnaire.

Owner of the Property

Seven in ten respondents say that the property is owned by a private individual, and over one in five by a company or business.

Q4 Who owns this property?



Base: All owner of/responsible for empty property (543)

Source: Ipsos MORI

In terms of the six boroughs, properties in Islington and Westminster are more likely to be owned by a company or business (43% and 38% respectively), as are those empty since 2004 first half (33%). There is little variation in terms of council tax bands.

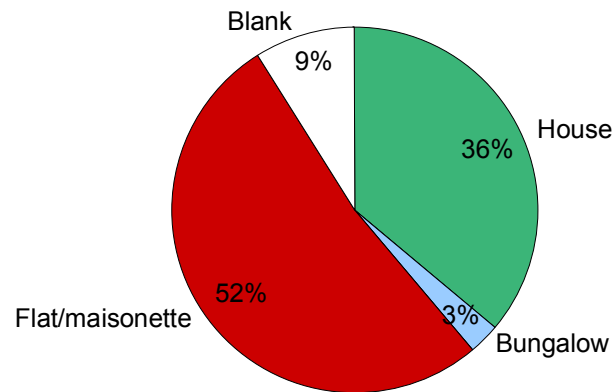
Owner of Property	Private individual	Company/business
	%	%
<i>Base: All owner of/responsible for empty property (543)</i>		
Total	69	22
London Borough		
Barnet	75	18
Camden	73	19
Enfield	73	17
Haringey	68	15
Islington	50	43
Westminster	54	38
Council Tax Band		
A to B	73	24
C	71	18
D	66	25
E	73	18
F to H	66	23
Time Void		
Pre-2000	73	12
2000 to 2003	74	18
2004 1st half	59	33
2004 2nd half	69	20
2005 1st quarter	71	21
2005 2nd quarter	69	21

Source: Ipsos MORI

Type of Property

Around half these empty private properties are flats or maisonettes, while over a third are houses and three per cent bungalows.

Q5 What type of property is this?



Base: All owner of/responsible for empty property (543)

Source: Ipsos MORI

As may be expected, there is considerable variation between the six boroughs on the type of properties that are empty. Around half the empty homes in the outer boroughs of Barnet and Enfield are houses or bungalows, while around three-quarters in Islington and Westminster as well as two-third in Camden are flats or maisonettes. In terms of council tax bands, half the properties in the highest E to H bands are houses or bungalows, while nine in ten in the lowest A to B are flats or maisonettes. There is little variation in terms of how long the properties have been empty.

Type of Property	House/ bungalow %	Flat/ maisonette %
<i>Base: All owner of/responsible for empty property (543)</i>		
Total	39	52
London Borough		
Barnet	51	42
Camden	27	67
Enfield	49	43
Haringey	29	51
Islington	14	79
Westminster	18	74
Council Tax Band		
A to B	5	88
C	21	69
D	39	51
E	52	41
F to H	51	39
Time Void		
Pre-2000	24	61
2000 to 2003	40	51
2004 1st half	31	59
2004 2nd half	40	49
2005 1st quarter	46	46
2005 2nd quarter	40	52
<i>Source: Ipsos MORI</i>		

With Commercial Premises

When owners were asked if their empty property is connected to a shop, office or any other commercial premises, one in ten says it is.

Q6 *Is this property connected to a shop, office or any other commercial premises?*

	%
<hr/>	
<i>Base: All owner of/ responsible for empty property (543)</i>	
Yes	10
No	80
Blank	10

Source: Ipsos MORI

Again, by borough, there are relatively more empty private homes with commercial premises in the inner Camden and Islington (both 21%). These properties are particularly likely to be in the lowest A to B council tax band (34%), as well as to have been empty since before 2000 (18%). They are also more likely to be owned by a company and/or business (27%).

With Commercial Premises		
	Yes %	No %
<i>Base: All owner of/ responsible for empty property (543)</i>		
Total	10	80
London Borough		
Barnet	9	84
Camden	21	75
Enfield	7	84
Haringey	16	67
Islington	21	64
Westminster	8	81
Council Tax Band		
A to B	34	63
C	10	78
D	13	77
E	4	86
F to H	5	83
Time Void		
Pre-2000	18	67
2000 to 2003	15	77
2004 1st half	14	71
2004 2nd half	8	81
2005 1st quarter	6	85
2005 2nd quarter	8	84
Owner		
Private individual	6	92
Company/business	27	68

Source: Ipsos MORI

Number of Rooms

Respondents were asked how many rooms their empty property has, excluding kitchens and bathrooms. Two in five have three to four rooms, with around a quarter each having one to two and five or more rooms.

Q7 *How many rooms does this property have, excluding kitchen/s and bathroom/s?*

	%
<i>Base: All owner of/ responsible for empty property (543)</i>	
1	5
2	17
3	25
4	15
5	12
6	5
7	3
8	2
9 or more	3
Blank	14
1 to 2	22
3 to 4	40
5 or more	25

Source: Ipsos MORI

Between boroughs, empty properties in Islington tend to be smaller (43%) and those in Barnet larger (40%). Predictably, the lowest A to B council tax band properties are smaller (71%), and the highest F to H larger (43%). However, there is little difference according to how long the properties have been empty.

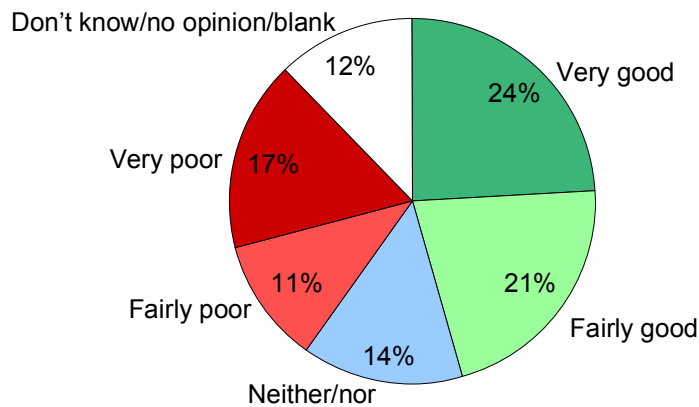
Number of Rooms			
	1 to 2	3 to 4	5 or more
	%	%	%
<i>Base: All owner of/responsible for empty property (543)</i>			
Total	22	40	25
London Borough			
Barnet	15	35	40
Camden	31	44	17
Enfield	19	44	25
Haringey	24	41	15
Islington	43	21	14
Westminster	27	36	19
Council Tax Band			
A to B	71	27	0
C	35	39	12
D	17	47	21
E	17	41	27
F to H	5	37	43
Time Void			
Pre-2000	27	36	12
2000 to 2003	21	40	28
2004 1st half	24	41	19
2004 2nd half	24	39	23
2005 1st quarter	15	37	35
2005 2nd quarter	21	41	27

Source: Ipsos MORI

Condition of Property

Over two in five owners rate the present condition of their empty property as good, including 24% very good, with nearly three in ten saying it is poor; a quarter do not give a definite answer to this question. This makes the net good balance +17 points.

Q8 How would you rate the present condition of this property?



Base: All owner of/responsible for empty property (543)

Source: MORI

There is some variation between boroughs, with the condition of properties in Enfield and Westminster rated more highly (net good +30 and +29 points). On the other hand, empty properties in both Camden and Islington are rated overall negative on their condition - ie more poor than good (net poor -21 and -15 respectively). Perhaps not surprisingly, homes in the highest council tax band F to H and most recently empty are also rated more positively (both +30), in contrast to properties that have been empty for longest which are rated overall negative (-6). In addition, properties owned by a company and/or business and those connected to commercial premises are both rated negatively (-10 and -14 respectively).

Condition of Property			
	Good %	Poor %	Net good ±%
<i>Base: All owner of/responsible for empty property (543)</i>			
Total	45	28	+17
London Borough			
Barnet	43	34	+9
Camden	31	52	-21
Enfield	52	22	+30
Haringey	43	27	+16
Islington	21	36	-15
Westminster	49	20	+29
Council Tax Band			
A to B	46	27	+19
C	48	29	+19
D	38	33	+5
E	47	32	+15
F to H	50	20	+30
Time Void			
Pre-2000	27	33	-6
2000 to 2003	39	32	+7
2004 1st half	41	32	+9
2004 2nd half	44	27	+17
2005 1st quarter	46	31	+15
2005 2nd quarter	54	24	+30
Owner			
Private individual	55	26	+29
Company/business	33	43	-10
With Commercial			
Yes	32	46	-14
No	53	29	+24

Source: Ipsos MORI

Own Other Properties

Half the owners say they do not own any other properties in the UK, aside from this property and the home they live in, while over a third do own other properties.

Q9 *Do you own any other properties in the UK, aside from this property and the home you live in?*

	%
<hr/>	
<i>Base: All owner of/ responsible for empty property (543)</i>	
Yes	37
No	51
Blank	12

Source: Ipsos MORI

By borough, relatively more respondents own other properties in Barnet, Camden and Westminster (46%, 44% and 47% respectively), as well as those whose current property has been empty since 2005 first quarter (48%). In addition, most commercial and/or business owners also own other properties as, correspondingly, are properties connected to commercial premises (67% and 63% respectively).

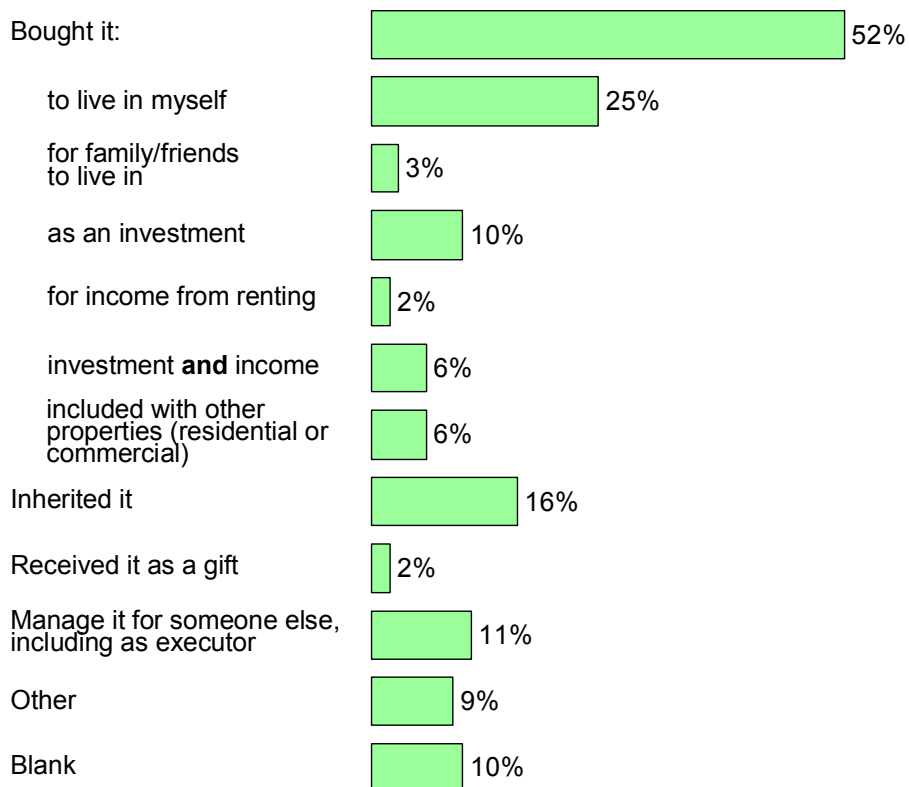
Own Other Properties		
	Yes %	No %
<i>Base: All owner of/ responsible for empty property (543)</i>		
Total	37	51
London Borough		
Barnet	46	44
Camden	44	50
Enfield	30	61
Haringey	21	60
Islington	36	21
Westminster	47	39
Council Tax Band		
A to B	24	71
C	41	48
D	37	49
E	30	57
F to H	41	47
Time Void		
Pre-2000	27	55
2000 to 2003	28	57
2004 1st half	39	44
2004 2nd half	27	60
2005 1st quarter	48	44
2005 2nd quarter	42	50
Owner		
Private individual	31	67
Company/business	67	20
With Commercial		
Yes	63	30
No	37	60

Source: Ipsos MORI

Reason for Ownership

When respondents are asked how and/or why they came to own or be responsible for this empty property, around half say they bought it. This includes a quarter who bought it to live in themselves, and three per cent for family or friends to live in. In total one in six bought it either as an investment and/or for the rental income, and another six per cent with other properties. A further one in six inherited it, and two per cent received it as a gift. In addition, one in nine manages the empty property for someone else, including as executor.

Q10 How/why did you come to own/be responsible for this property?



Base: All owner of/responsible for empty property (543)

Source: Ipsos MORI

In terms of differences between boroughs, respondents are more likely to say they bought empty properties in Barnet to live in themselves (37%), to have inherited them in Camden (35%), and to manage them for someone else in Enfield (17%). In addition, Haringey has more blank questionnaires (19%).

Mortgage or Loan

Three in ten owners say they currently have a mortgage or loan on their empty property, while three in five do not.

Q11 *Do you currently have a mortgage or loan on this property?*

	%
<i>Base: All owner of/ responsible for empty property (543)</i>	
Yes	29
No	61
Blank	11

Source: Ipsos MORI

There is some variation between boroughs, with owners in Westminster more likely to have a mortgage or loan on their empty property (36%). However, there are high levels of blanks in Islington and Haringey (29% and 20% respectively), which may be the reason for the lower proportions having a mortgage in Haringey (17%) and not having one in Islington (43%). Although there is little difference between council tax bands, most of the oldest voids are owned outright (79%).

Mortgage or Loan

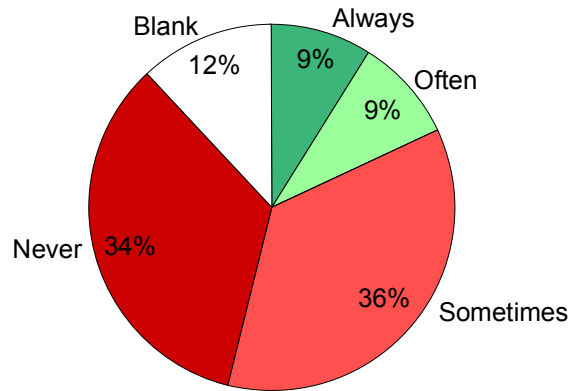
	Yes %	No %
<i>Base: All owner of/ responsible for empty property (543)</i>		
Total	29	61
London Borough		
Barnet	32	61
Camden	25	71
Enfield	28	63
Haringey	17	63
Islington	29	43
Westminster	36	51
Council Tax Band		
A to B	37	61
C	32	58
D	21	66
E	29	63
F to H	31	57
Time Void		
Pre-2000	6	79
2000 to 2003	21	69
2004 1st half	26	58
2004 2nd half	21	67
2005 1st quarter	33	60
2005 2nd quarter	38	54

Source: Ipsos MORI

Problems with Ownership

Respondents were asked whether owning this empty property causes them any problems or concerns. Over half say it does to some extent - covering 36% saying sometimes, and a further 18% always or often. On the other hand, the empty properties never causes any problems for a third of respondents.

Q12 Does owning this property cause you any problems or concerns?



Base: All owner of/responsible for empty property (543)

Source: Ipsos MORI

Respondents with empty properties in Barnet and Camden are more likely to say it causes them problems at least sometimes (63% and 65% respectively), while those in Islington and Westminster tend to say it never does (43% and 42% respectively). There is relatively little variation between other sub-groups.

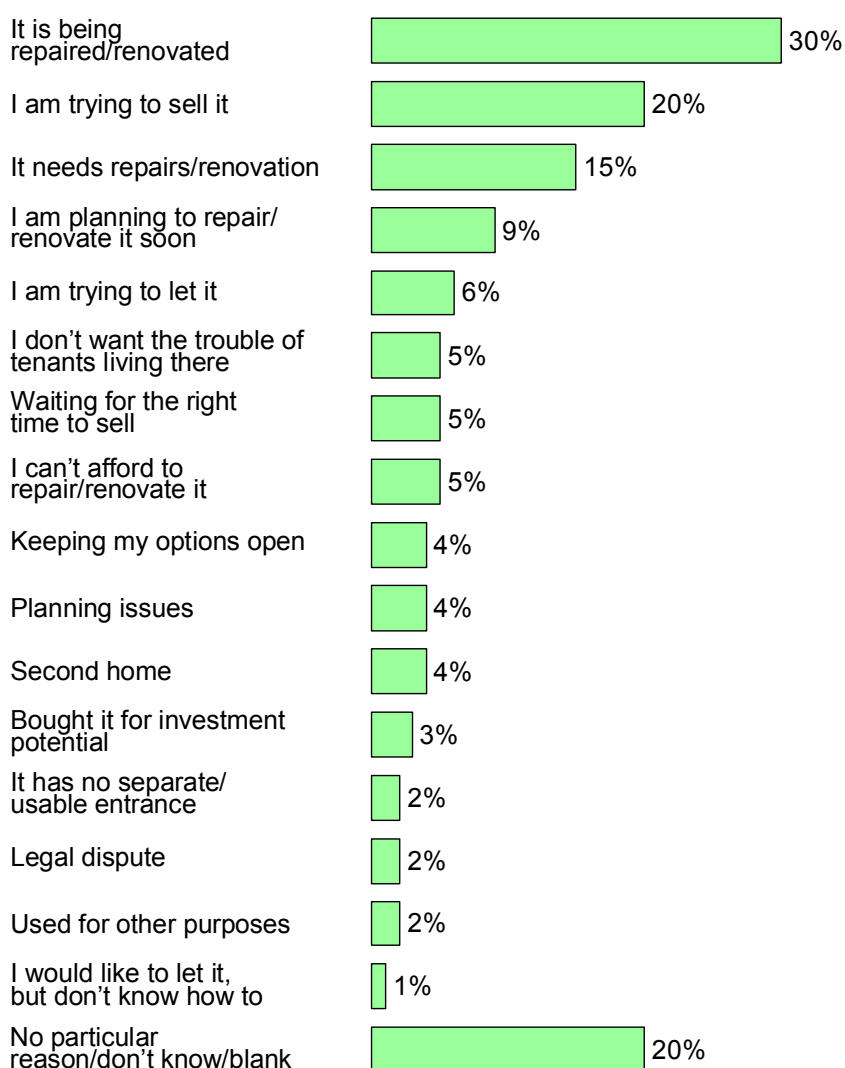
Problems with Ownership			
	Always/ often %	Sometimes %	Never %
<i>Base: All owner of/responsible for empty property (543)</i>			
Total	18	36	34
London Borough			
Barnet	20	43	27
Camden	23	42	31
Enfield	20	37	33
Haringey	23	24	32
Islington	21	7	43
Westminster	7	38	42
Council Tax Band			
A to B	20	41	37
C	24	33	30
D	14	34	35
E	18	39	35
F to H	17	39	32
Time Void			
Pre-2000	15	30	36
2000 to 2003	18	38	31
2004 1st half	16	27	39
2004 2nd half	21	41	23
2005 1st quarter	15	42	31
2005 2nd quarter	18	37	36

Source: Ipsos MORI

Reasons for Properties being Empty

When respondents are asked why their property is currently empty, they give a wide range of reasons. Three of the four reasons mentioned most frequently are to do with repairs and/or renovation, including the largest single reason - given by three in ten - that these are in progress. One in seven says they need doing, and nine per cent that they are planned, while five per cent also say they cannot afford to do them. Also among the top four reasons, and the second most frequently given by one in five, is that they are trying to sell the property, while six per cent are trying to let it. Other reasons given by no more than five per cent of respondents for the property being empty are shown in the graph below.

Q13 Why is this property currently empty?



Base: All owner of/responsible for empty property (543)

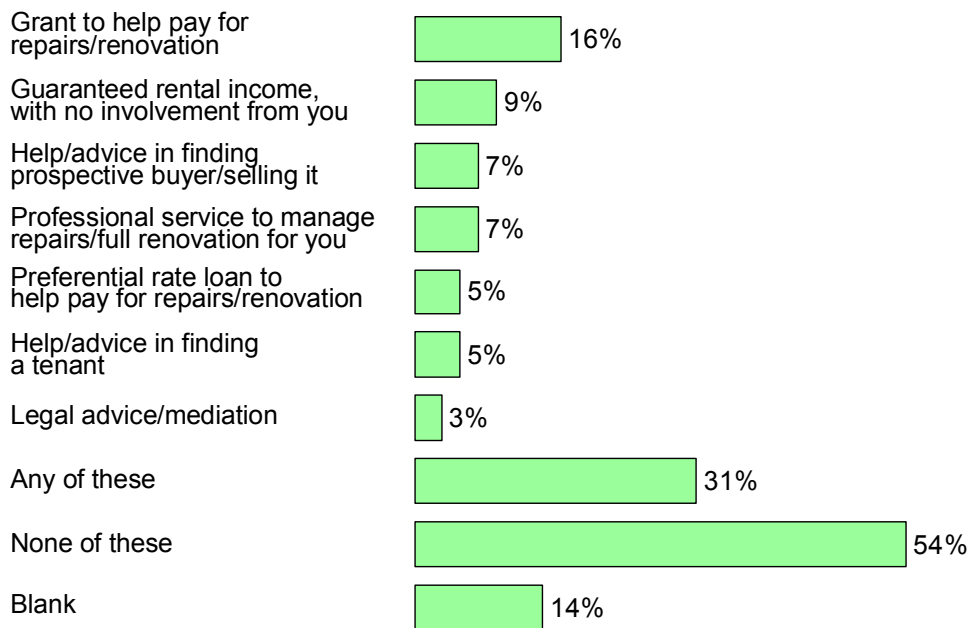
Source: Ipsos MORI

By borough, eight of the 14 respondents with empty properties in Islington say they are being repaired/renovated. In Enfield they more likely to be trying to sell them (26%), and in Camden waiting for the right time to sell (13%).

Services to Encourage Use

When respondents are asked which of seven services they think might encourage them to bring their empty properties back into use, two-thirds do not select any of them. This covers over half saying none of these, and a further one in seven leaving the question blank. Among the three in ten selecting at least one, the service most frequently mentioned - by one in six - is a grant to help pay for repairs and/or renovation. The other six services are mentioned by under 10% of respondents as shown in the graph below.

Q14 Which of these services, if any, do you think might encourage you to get this property occupied?



Base: All owner of/responsible for empty property (543)

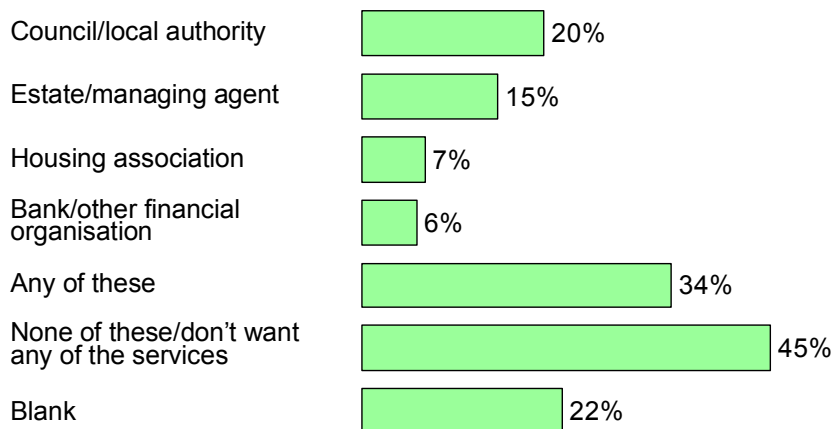
Source: Ipsos MORI

Among those more likely to mention a grant to help pay for repairs and/or renovation are respondents with empty properties in Islington (four of the 14), and Enfield (23%). Again, Haringey has more blanks (25%).

Preferred Provider of Services

Similarly, when owners are asked who they would prefer to provide these services, two-thirds do not select any of the four organisations listed. Again, nearly half say none of these and/or they do not want any services, while a further one in five leaves the question blank. Among the third giving a positive answer, one in five selects the council or local authority and one in seven an estate or managing agent. Fewer choose the other two organisations as shown in the graph below.

Q15 Generally, who would you prefer to get these services from?



Base: All owner of/responsible for empty property (543)

Source: Ipsos MORI

There is relatively little variation between sub-groups, although respondents with properties in Islington would tend to prefer the Council to provide these services as do those in the lowest council tax bands A to B (29% and 32% respectively).

Preferred Provider of Services: Council/Local Authority	
	%
<i>Base: All owner of/ responsible for empty property (543)</i>	
Total	20
London Borough	
Barnet	24
Camden	19
Enfield	24
Haringey	12
Islington	29
Westminster	15
Council Tax Band	
A to B	32
C	25
D	23
E	22
F to H	9
Time Void	
Pre-2000	18
2000 to 2003	21
2004 1st half	18
2004 2nd half	16
2005 1st quarter	13
2005 2nd quarter	25
<i>Source: Ipsos MORI</i>	

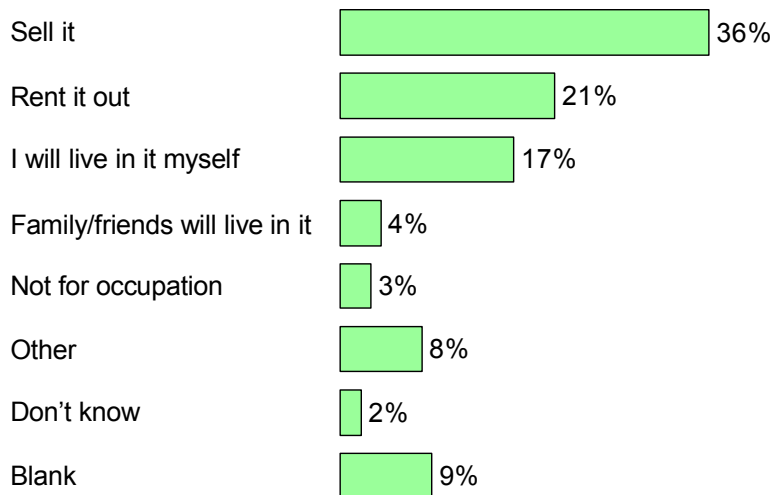
Future of the Properties

At the end of the questionnaire, respondents were asked two questions about the eventual occupation of their empty property.

Eventual Occupation

Firstly, they were asked how they think this empty property will eventually be occupied. Over a third say they think they will sell, and a further one in five rent, it. One in six expects to live in it themselves, and a further four per cent that family or friends will live in it. Three per cent say it is not for occupation, and eight per cent give other reasons; one in nine does not know or leaves the question blank.

Q16 How do you think this property will eventually be occupied?



Base: All owner of/responsible for empty property (543)

Source: Ipsos MORI

There are some differences between boroughs about the eventual occupation of these empty properties. More in Camden and Enfield are likely to be sold (46% and 44% respectively), with those in Islington and Westminster rented (29% and 27% respectively). Within other sub-groups, properties in the lowest A to C council tax bands are also more likely to be rented (29%), and for the owner eventually to live in those in the higher F to H band (26%). On the other hand, the most recent 2005 voids are more likely to be sold (42%).

Future of the Properties: Eventual Occupation

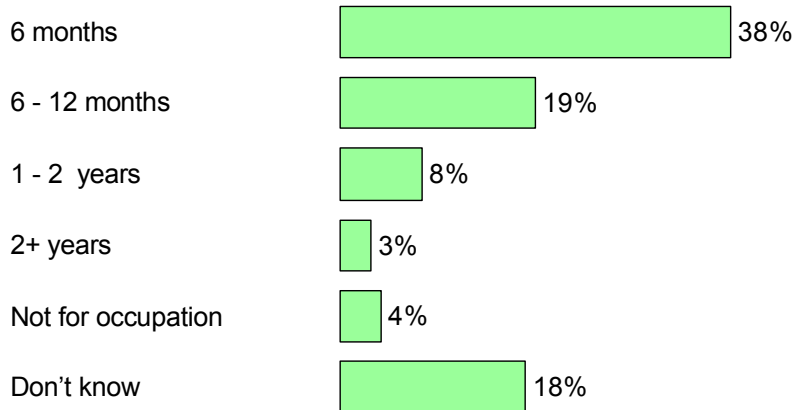
	Sell it	Rent it	Live in it myself
	%	%	%
<i>Base: All owner of/responsible for empty property (543)</i>			
Total	36	21	17
London Borough			
Barnet	34	18	23
Camden	46	21	21
Enfield	44	19	14
Haringey	23	20	13
Islington	29	29	7
Westminster	28	27	16
Council Tax Band			
A to B	41	29	5
C	37	29	10
D	34	24	11
E	34	14	23
F to H	36	13	26
Time Void			
Pre-2000	33	15	12
2000 to 2003	33	17	17
2004 1st half	22	26	19
2004 2nd half	35	21	15
2005 1st quarter	44	25	17
2005 2nd quarter	41	20	17

Source: Ipsos MORI

Occupied When

Finally, respondents were asked when they think their empty property will eventually be occupied. Around two in five say within six months, one in five between six to 12 months, and one in nine a year or more. A further one in six says they do not know when it will be occupied, and again four per cent that it is not for occupation.

Q17 When do you think this property will eventually be occupied – within ...?



Base: All owner of/responsible for empty property (543)

Source: Ipsos MORI

Between sub-groups, owners in Barnet and Islington are more likely to think that it will be at least a year before the empty property is eventually occupied (19% and 21% respectively). There is again little variation between council tax band. However, most respondents think that the empty properties from 2005 first quarter will be occupied within six months (60%), with those from 2000 to 2003 more likely to take at least a year (21%).

Future of the Properties: Occupied When

	Up to 6 months %	6-12 months %	1 year or more %
<i>Base: All owner of/responsible for empty property (543)</i>			
Total	38	19	11
London Borough			
Barnet	35	17	19
Camden	40	25	13
Enfield	43	21	7
Haringey	28	16	7
Islington	29	21	21
Westminster	39	16	9
Council Tax Band			
A to B	24	24	10
C	38	21	7
D	36	21	10
E	43	18	9
F to H	39	15	15
Time Void			
Pre-2000	21	21	15
2000 to 2003	21	18	21
2004 1st half	25	18	13
2004 2nd half	43	16	8
2005 1st quarter	60	15	4
2005 2nd quarter	45	21	8

Source: Ipsos MORI

Marked-Up Questionnaire

Final Topline, 17 July 2006

NLSR: Empty Properties

- 1,295 self-completion postal questionnaires returned from 5,042 despatched
- Fieldwork conducted between 21 April to 10 July 2006
- Bases for Qs 1 and Q2: All (1,295), and Q3: All where property occupied (411). Base for rest of questionnaire - Qs 4 to 17: All owner of/responsible for empty property (543)
- Where figures do not add up to 100, this may be due to multiple coding or computer rounding

Q1. Are you currently the owner of this property, or responsible for it?

Base: All (1,295)

	%
Yes	72
owner	58
responsible	14
No: not owner/responsible	27
Blank	1

Q2. Is anyone currently living in this property?

Base: All, except sold at Q3 (1,064 - ie 1,295 less 231)

	%
Yes	39
No	56
Blank/don't know	5

ASK IF YES (CODE 2) AT Q2

Q3. How did this property become occupied?

Base: All where property occupied at Q2, plus sold at Q3 (642 - ie 411 plus 231)

	%
Sold it	36
Renting it	21
Living in it	18
Family/friends living in it	5
Second home/holiday let	5
Used/occupied for other purpose/s	2
Other	4
Blank	8

BASE: OWNER OF/RESPONSIBLE FOR EMPTY PROPERTY (543)

Q4. Who owns this property?

	%
Private individual	69
Company/business	22
Blank	10

Q5. What type of property is this?

	%
Flat/maisonette	52
House	36
Bungalow	3
Blank	9

Q6. Is this property connected to a shop, office or any other commercial premises?

	%
Yes	10
No	80
Blank	10

Q7. How many rooms does this property have, excluding kitchen/s and bathroom/s?

	1	2	3	4	5	6	7	8	9+	Blank
%	5	17	25	15	12	5	3	2	3	14

Q8. How would you rate the present condition of this property?

	%
Very good	24
Fairly good	21
Neither good nor poor	14
Fairly poor	11
Very poor	17
Don't know/no opinion	2
Blank	10

Q9. Do you own any other properties in the UK, aside from this property, and the home you live in?

	%
Yes	37
No	51
Blank	12

Q10. How/why did you come to own/be responsible for this property?

	%
Bought it: to live in myself	52
for family/friends to live in	25
as an investment	3
for income from renting	10
investment and income	2
included with other properties (residential or commercial)	6
Inherited it	6
Received it as a gift	16
Manage it for someone else, including as executor	2
Other	11
Blank	9
	10

Q11. Do you currently have a mortgage or loan on this property?

	%
Yes	29
No	61
Blank	11

Q12. Does owning this property cause you any problems or concerns?

	%
Always	9
Often	9
Sometimes	36
Never	34
Blank	12

Q13. Why is this property currently empty?

	%
It is being repaired/renovated	30
I am trying to sell it	20
It needs repairs/renovation	15
I am planning to repair/renovate it soon	9
I am trying to let it	6
I don't want the trouble of tenants living there	5
Waiting for the right time to sell	5
I can't afford to repair/renovate it	5
Keeping my options open	4
Planning issues	4
Second home	4
Bought it for investment potential	3
It has no separate/usable entrance	2
Legal dispute	2
Used for other purposes	2
I would like to let it, but don't know how to	1
No particular reason/don't know	1
Blank	19

Q14. Which of these services, if any, do you think might encourage you to get property occupied?

	%
Grant to help pay for repairs/renovation	16
Guaranteed rental income, with no involvement from you	9
Help/advice in finding prospective buyer/selling it	7
Professional service to manage repairs/full renovation for you	7
Preferential rate loan to help pay for repairs/renovation	5
Help/advice in finding a tenant	5
Legal advice/mediation	3
Any	31
None of these	54
Blank	14

Q15. Generally, who would you prefer to get these services from?

	%
Council (local authority)	20
Estate/managing agent	15
Housing association	7
Bank/other financial organisation	6
Any	34
None of these/don't want any of the services	45
Blank	22

Q16. How do you think this property will eventually be occupied?

	%
Sell it	36
Rent it out	21
I will live in it myself	17
Family/friends will live in it	4
Other	8
Not for occupation	3
Don't know	2
Blank	9

Q17. When do you think this property will eventually be occupied - within...?

	%
6 months	38
6-12 months	19
1-2 years	8
2+ years	3
Not for occupation	4
Don't know	18

Computer Tables

NLSR Empty Properties

Table 2

Q.1 Are you currently the owner of this property or responsible for it?

Base : All

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/ encourage		Services/ prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always /often (n)	Some times (o)	Never (p)	Any (q)	None/ blank (r)	Any (s)	None/ blank (t)	<6 mnths (u)
Total	1295	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
Yes	930	373	118	56	432	118	216	135	248	152	199	278	156	329	98	197	182	170	373	182	361	205
	72%	100%z	100%z	100%z	100%z	100%z	100%z	100%z	100%z	100%z	100%z	100%z	100%z	100%z	100%z	100%z	100%z	100%z	100%z	100%z	100%z	100%z
Owner	752	302	65	35	329	85	164	104	195	106	154	210	144	215	82	147	125	133	279	140	272	154
	58%	81%zb	55%	63%	76%zc	72%z	76%z	77%z	79%zi	70%z	77%z	76%z	92%zm	65%z	84%zp	75%z	69%z	78%z	75%z	77%z	75%z	75%z
Responsible	178	71	53	21	103	33	52	31	53	46	45	68	12	114	16	50	57	37	94	42	89	51
	14%l	19%z	45%za	38%zd	24%z	28%z	24%z	23%z	21%z	30%zh	23%z	24%z	8%	35%zl	16%	25%z	31%zn	22%z	25%z	23%z	25%z	25%z
No - Not owner/ responsible	351	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	27%abc	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	defghi	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	jkimno	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	pqrstu	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Blank	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1%adr	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	t	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 3

Q.2 Is anyone currently living in this property?

Base : All except sold at Q.3

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type		
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)	
Total	1064	198	96*	356	192	35*	186	107	216	268	177	292	73*	168	172	150	96*	402	208	285	
Yes	411	71	28	136	97	18	61	51	85	102	63	109	37	62	68	57	29	156	-	-	
		39% brs	36%	29%	38%	51% zab	51% bf	33%	48% zj	39%	38%	36%	37%	51% zmp	37%	40%	38%	30%	39%	-	-
No	595	122	56	201	86	15	114	47	121	153	103	168	34	94	100	81	60	225	208	285	
		56% dg	62% de	58% d	56% d	45%	43%	61% de	44%	56% g	57% g	58% g	58% g	47%	56%	58%	54%	63% l	56%	100% z	100% z
Blank	58	5	12	19	9	2	11	9	10	13	11	15	2	12	4	12	7	21	-	-	
		5% anrs	3%	13% zacd	5%	5%	6%	6%	8%	5%	5%	6%	5%	3%	7% n	2%	8% n	7%	5%	-	-

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s

Overlap formulae used. * small base

NLSR Empty Properties

Table 4

Q.2 Is anyone currently living in this property?

Base : All except sold at Q.3

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/encourage		Services/prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always/often (n)	Some times (o)	Never (p)	Any (q)	None/blank (r)	Any (s)	None/blank (t)	<6 mnths (u)
Total	1064	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
Yes	411	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	39% ^{abc}	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	defghi jklmno pqrstu																					
No	595	373	118	56	432	118	216	135	248	152	199	278	156	329	98	197	182	170	373	182	361	205
	56%	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z	100% ^z
Blank	58	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5% ^{abd}	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	efghi jklmn opqrs tu																					

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 5

Q.3 How did this property become occupied?

Base : All with property occupied (at Q.2) plus sold (at Q.3)

	Total (z)	Local Authority					Council Tax Band					Time Void					Property type				
		Barnet (a)	Camden (b)	Enfield (c)	Haring- ey (d)	Isling- ton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)	
Total	642	92*	54*	270	128	27**	71*	69*	148	158	101	162	41*	83*	83*	99*	81*	251	-**	-**	
Sold it	231	21	26	134	31	9	10	18	63	56	38	53	4	21	15	42	52	95	-	-	
		36% adf l m	23%	48% adf f	50% zad f	24%	33%	14%	26%	43% g	35%	38%	10%	25% l	18%	42% lmn noq	64% zlm	38% lmn	-	-	
Renting it	138	18	15	54	29	5	17	22	38	35	17	26	6	15	27	24	9	56	-	-	
		21% kp	20%	28%	20%	23%	19%	24%	32% zj k	26% k	22%	17%	15%	18%	33% zimp	24% p	11%	22% p	-	-	
Living in it	113	39	4	41	12	4	13	9	15	27	17	45	5	19	12	16	9	52	-	-	
		18% bdh f	42% zabcd f	7%	15%	9%	15%	13%	10%	17%	17%	28% zgh ij	12%	23% p	14%	16%	11%	21%	-	-	
Family/friends living in it	34	5	1	12	6	4	6	6	6	8	7	7	6	4	6	2	2	14	-	-	
		5%	5%	2%	4%	5%	15%	8%	9%	4%	5%	7%	4%	15% zopq	5%	7%	2%	2%	6%	-	-
Second home/holiday let	34	3	-	3	22	1	5	3	5	9	9	8	13	7	5	1	2	6	-	-	
		5% coq	3%	-	1%	17% zabc f	4%	7% bc	4%	3%	6%	9%	5%	32% zmno pq	8% oq	6%	1%	2%	2%	-	-
Used/occupied for other purposes	16	-	2	7	5	-	2	1	3	4	4	4	2	2	4	1	1	6	-	-	
		2%	-	4%	3%	4%	-	3%	1%	2%	3%	4%	5%	2%	5%	1%	1%	2%	-	-	
Other	25	1	2	5	7	-	10	3	4	5	3	10	3	3	7	4	-	8	-	-	
		4% c	1%	4%	2%	5% c	-	14% zac d	4%	3%	3%	3%	7% p	4%	8% zpq	4%	-	3%	-	-	
Blank	51	5	4	14	16	4	8	7	14	14	6	9	2	12	7	9	6	14	-	-	
		8% c	5%	7%	5%	13% zc	15%	10%	9%	9%	6%	6%	5%	14% zq	8%	9%	7%	6%	-	-	

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 6

Q.3 How did this property become occupied?

Base : All with property occupied (at Q.2) plus sold (at Q.3)

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/ encourage		Services/ prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always /often (n)	Sometimes (o)	Never (p)	Any (q)	None/blank (r)	Any (s)	None/blank (t)	<6 mnths (u)
Total	642	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	
Sold it	231	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	36%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Renting it	138	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	21%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Living in it	113	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	18%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Family/friends living in it	34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	5%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Second home/holiday let	34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	5%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Used/occupied for other purposes	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	2%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	4%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Blank	51	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	8%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u
Overlap formulae used. ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 7

Q.4 Who owns this property?

Base : All owner/responsible and empty

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	543	117	48*	189	75*	14**	100	41*	113	141	96*	150	33*	87*	85*	75*	52*	211	208	285
Private individual/s	373 69% fn	88 75% f	35 73% f	138 73% f	51 68%	7 50%	54 54%	30 73%	80 71%	93 66%	70 73%	99 66%	24 73%	64 74% nn	50 59%	52 69%	37 71%	146 69%	173 83% zs	199 70%
Company/business	118 22% r	21 18%	9 19%	33 17%	11 15%	6 43%	38 38% za bcd	10 24%	20 18%	35 25%	17 18%	35 23%	4 12%	16 18%	28 33% zlmq	15 20%	11 21%	44 21%	32 15%	81 28% zr
Blank	52 10% rs	8 7%	4 8%	18 10%	13 17% za	1 7%	8 8%	1 2%	13 12%	13 9%	9 9%	16 11%	5 15%	7 8%	7 8%	8 11%	4 8%	21 10%	3 1%	5 2%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 8

Q.4 Who owns this property?

Base : All owner/responsible and empty

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/ encourage		Services/ prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always /often (n)	Some times (o)	Never (p)	Any (q)	None/ blank (r)	Any (s)	None/ blank (t)	<6 mnths (u)
Total	543	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
Private individual/s	373	373	-	23	345	90	168	104	204	98	117	249	126	243	84	159	118	141	232	144	229	167
	69% b	100% zb	-	41%	80% zc	76% z	78% z	77% z	82% zi	64%	59%	90% zj	81% z	74% z	86% zp	81% zp	65%	83% zr	62%	79% zt	63%	81% z
Company/business	118	-	118	32	80	27	46	27	39	51	79	24	26	82	14	35	59	29	89	37	81	32
	22% adh	-	100% za	57% zd	19%	23%	21%	20%	16%	34% zh	40% zk	9%	17%	25% zl	14%	18%	32% zn	17%	24%	20%	22%	16%
Blank	52	-	-	1	7	1	2	4	5	3	3	5	4	4	-	3	5	-	52	1	51	6
	10% abc	-	-	2%	2%	1%	1%	3%	2%	2%	2%	2%	3%	1%	-	2%	3%	-	14% zq	1%	14% zs	3%
	defghi jklmno pqsu																					

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 9

Q.5 What type of property is this?

Base : All owner/responsible and empty

	Total (z)	Local Authority					Council Tax Band					Time Void					Property type				
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)	
Total	543	117	48*	189	75*	14**	100	41*	113	141	96*	150	33*	87*	85*	75*	52*	211	208	285	
House	193	52	13	86	22	2	18	1	23	52	45	71	8	30	25	28	23	79	193	-	
		36% ^{fgh}	44% ^{zbd}	27%	46% ^{zbd}	29%	14%	18%	2%	20% ^g	37% ^{gh}	47% ^{zg}	47% ^{zgh}	24%	34%	29%	37%	44%	37%	93% ^{zs}	-
Bungalow	15	8	-	7	-	-	-	1	1	3	5	5	-	5	1	2	1	6	15	-	
		3% ^s	7% ^{zdf}	4%	-	-	-	2%	1%	2%	5%	3%	-	6%	1%	3%	2%	3%	7% ^{zs}	-	
Flat/maisonette	285	49	32	81	38	11	74	36	78	72	39	59	20	44	50	37	24	110	-	285	
		52% ^{acj}	42%	67% ^{zac}	43%	51%	79%	74% ^{za}	88% ^{zh}	69% ^{zi}	51% ^k	41%	39%	61%	51%	59%	49%	46%	52%	-	100% ^{zr}
Blank	50	8	3	15	15	1	8	3	11	14	7	15	5	8	9	8	4	16	-	-	
		9% ^{rs}	7%	6%	8%	20% ^{zabc}	7%	8%	7%	10%	10%	7%	10%	15%	9%	11%	11%	8%	8%	-	-
House/bungalow	208	60	13	93	22	2	18	2	24	55	50	76	8	35	26	30	24	85	208	-	
		38% ^{fgh}	51% ^{zbd}	27%	49% ^{zbd}	29%	14%	18%	5%	21% ^g	39% ^{gh}	52% ^{zg}	51% ^{zgh}	24%	40%	31%	40%	46% ^l	40%	100% ^{zs}	-

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 10

Q.5 What type of property is this?

Base : All owner/responsible and empty

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/encouragement		Services/prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always/often (n)	Some times (o)	Never (p)	Any (q)	None/blank (r)	Any (s)	None/blank (t)	<6 mnths (u)
Total	543	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
House	193	163	27	6	184	8	69	111	94	54	70	116	66	125	39	78	70	70	123	70	123	89
	36% ^{bc}	44% ^{zb}	23%	11%	43% ^{zc}	7%	32% ^e	82% ^{ze}	38%	36%	35%	42% ^z	42% ^z	38%	40%	40%	38%	41%	33%	38%	34%	43% ^z
Bungalow	15	10	5	1	14	4	7	2	3	6	5	10	4	10	4	7	4	1	14	3	12	6
	3% ^{hq}	3%	4%	2%	3%	3%	3%	1%	1%	4%	3%	4%	3%	3%	4%	4%	2%	1%	4% ^q	2%	3%	3%
Flat/maisonette	285	199	81	44	234	104	139	22	149	91	119	152	86	190	54	110	107	98	187	109	176	108
	52% ^{gt}	53%	69% ^{za}	79% ^{zd}	54%	88% ^{zf}	64% ^{zg}	16%	60% ^z	60% ^z	60% ^z	55%	55%	58% ^z	55%	56%	59% ^z	58%	50%	60% ^{zt}	49%	53%
Blank	50	1	5	5	-	2	1	-	2	1	5	-	-	4	1	2	1	1	49	-	50	2
	9% ^{abd}	*	4% ^a	9% ^d	-	2%	*	-	1%	1%	3% ^k	-	-	1%	1%	1%	1%	13% ^{zq}	-	14% ^{zs}	1%	
House/bungalow	208	173	32	7	198	12	76	113	97	60	75	126	70	135	43	85	74	71	137	73	135	95
	38% ^{bc}	46% ^{zb}	27%	13%	46% ^{zc}	10%	35% ^e	84% ^{ze}	39%	39%	38%	45% ^z	45% ^z	41%	44%	43%	41%	42%	37%	40%	37%	46% ^z

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 11

Q.6 Is this property connected to a shop, office or any other commercial premises?

Base : All owner/responsible and empty

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	543	117	48*	189	75*	14**	100	41*	113	141	96*	150	33*	87*	85*	75*	52*	211	208	285
Yes	56 10% cjkr	10 9%	10 21% zacf	13 7%	12 16% c	3 21%	8 8%	14 34% zh	11 10%	18 13% jk	4 4%	8 5%	6 18% q	13 15%	12 14%	6 8%	3 6%	16 8%	7 3%	44 15% zr
No	432 80% dgn	98 84% d	36 75%	158 84% d	50 67%	9 64%	81 81% d	26 63%	88 78%	109 77%	83 86% g	125 83% g	22 67%	67 77%	60 71%	61 81%	44 85%	178 84% zln	198 95% zs	234 82%
Blank	55 10% rs	9 8%	2 4%	18 10%	13 17% zab	2 14%	11 11%	1 2%	14 12%	14 10%	9 9%	17 11%	5 15%	7 8%	13 15%	8 11%	5 10%	17 8%	3 1%	7 2%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 12

Q.6 Is this property connected to a shop, office or any other commercial premises?

Base : All owner/responsible and empty

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/ encourage		Services/ prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always /often (n)	Some times (o)	Never (p)	Any (q)	None/ blank (r)	Any (s)	None/ blank (t)	<6 mnths (u)
Total	543	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
Yes	56 10% adg hku	23 6%	32 27% z	56 100% zd	-	21 18% zf	22 10%	7 5%	18 7%	26 17% zh	35 18% zk	17 6%	15 10%	40 12%	8 8%	20 10%	23 13%	19 11%	37 10%	20 11%	36 10%	12 6%
No	432 80% bc rt	345 92% zb	80 68%	- 100% zc	432	97 82%	190 88% z	127 94% ze	227 92% zi	125 82%	158 79%	259 93% zj	139 89% z	286 87% z	88 90% z	176 89% z	157 86% z	149 88% zr	283 76%	161 88% zt	271 75%	188 92% z
Blank	55 10% abc defghi jklmno pqsu	5 1%	6 5% a	- -	- -	- -	4 2%	1 1%	3 1%	1 1%	6 3%	2 1%	2 1%	3 1%	2 2%	1 1%	2 1%	2 1%	53 14% zq	1 1%	54 15% zs	5 2%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 13

Q.7 How many rooms does this property have, excluding kitchen/s and bathrooms?

Base : All owner/responsible and empty

	Total (z)	Local Authority					Council Tax Band					Time Void					Property type			
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	543	117	48*	189	75*	14**	100	41*	113	141	96*	150	33*	87*	85*	75*	52*	211	208	285
1	28 5%kr	3 3%	5 10%ac	6 3%	4 5%	1 7%	9 9%ac	6 15%zi jk	11 10%zik	5 4%	3 3%	3 2%	5 15%zmpq	2 2%	7 8%	5 7%	1 2%	8 4%	2 1%	26 9%zr
2	90 17%kr	14 12%	10 21%	29 15%	14 19%	5 36%	18 18%	23 56%zh ijk	29 26%zi jk	19 13%k	13 14%k	5 3%	4 12%	16 18%	13 15%	13 17%	7 13%	37 18%	10 5%	78 27%zr
3	136 25%kr	30 26%	14 29%	49 26%	20 27%	2 14%	21 21%	10 24%	33 29%	39 28%	25 26%	29 19%	8 24%	22 25%	23 27%	19 25%	11 21%	53 25%	30 14%	105 37%zr
4	80 15%gs	11 9%	7 15%	35 19%a	11 15%	1 7%	15 15%	1 2%	11 10%	27 19%gh	14 15%g	27 18%g	4 12%	13 15%	12 14%	10 13%	8 15%	33 16%	46 22%zs	34 12%
5	64 12%ghs	19 16%bf	2 4%	30 16%zbf	6 8%	- -	7 7%	- -	7 6%	19 13%g	16 17%gh	22 15%gh	4 12%	11 13%	5 6%	8 11%	7 13%	29 14%	52 25%zs	12 4%
6	26 5%ss	11 9%zcd	2 4%	6 3%	1 1%	2 14%	4 4%	- -	2 2%	5 4%	6 6%	12 8%zh	- -	5 6%	6 7%	1 1%	4 8%	10 5%	19 9%zs	7 2%
7	16 3%is	5 4%	3 6%	6 3%	1 1%	- -	1 1%	- -	3 3%	1 1%	2 2%	10 7%zi	- -	2 2%	2 2%	4 5%	1 2%	7 3%	16 8%zs	- -
8	12 2%ss	6 5%z	- -	3 2%	2 3%	- -	1 1%	- -	2 2%	4 3%	1 1%	5 3%	- -	2 2%	1 1%	1 1%	4 8%zq	4 2%	10 5%zs	2 1%
9+	17 3%is	6 5%	1 2%	3 2%	1 1%	- -	6 6%c	- -	- -	1 1%	1 1%	15 10%zghi j	- -	4 5%	2 2%	3 4%	2 4%	6 3%	16 8%zs	1 *
Blank	74 14%grs	12 10%	4 8%	22 12%	15 20%	3 21%	18 18%	1 2%	15 13%	21 15%g	15 16%g	22 15%g	8 24%q	10 11%	14 16%	11 15%	7 13%	24 11%	7 3%	20 7%
1 - 2	118 22%akr	17 15%	15 31%a	35 19%	18 24%	6 43%	27 27%a	29 71%zh ijk	40 35%zi jk	24 17%k	16 17%k	8 5%	9 27%	18 21%	20 24%	18 24%	8 15%	45 21%	12 6%	104 36%zr
3 - 4	216 40%	41 35%	21 44%	84 44%	31 41%	3 21%	36 36%	11 27%	44 39%	66 47%zg	39 41%	56 37%	12 36%	35 40%	35 41%	29 39%	19 37%	86 41%	76 37%	139 49%zr
5+	135 25%dgh s	47 40%zbc df	8 17%	48 25%	11 15%	2 14%	19 19%	- -	14 12%g	30 21%g	26 27%gh	64 43%zgh ij	4 12%	24 28%	16 19%	17 23%	18 35%ln	56 27%	113 54%zs	22 8%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 14

Q.7 How many rooms does this property have, excluding kitchen/s and bathrooms?

Base : All owner/responsible and empty

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/ encourage		Services/ prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always /often (n)	Sometimes (o)	Never (p)	Any (q)	None/ blank (r)	Any (s)	None/ blank (t)	<6 mnths (u)
Total	543	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
1	28 5%fg	18 5%	10 8%	3 5%	25 6%	28 24%zfg	-	-	15 6%	9 6%	11 6%	13 5%	9 6%	17 5%	4 4%	11 6%	11 6%	8 5%	20 5%	12 7%	16 4%	10 5%
2	90 17%fg	72 19%z	17 14%	18 32%zd	72 17%	90 76%zfg	-	-	49 20%	30 20%	37 19%	50 18%	35 22%z	52 16%	18 18%	32 16%	36 20%	33 19%	57 15%	33 18%	57 16%	28 14%
3	136 25%eg rt	107 29%z	28 24%	15 27%	119 28%z	-	136 63%zeg	-	74 30%z	38 25%	46 23%	86 31%z	42 27%	94 29%z	31 32%	59 30%	43 24%	52 31%zr	84 23%	59 32%zt	77 21%	57 28%
4	80 15%eg	61 16%	18 15%	7 13%	71 16%z	-	80 37%zeg	-	44 18%	24 16%	36 18%	44 16%	20 13%	59 18%z	16 16%	36 18%	27 15%	29 17%	51 14%	31 17%	49 14%	28 14%
5	64 12%bc eft	53 14%zb	7 6%	1 2%	62 14%zc	-	-	64 47%ze	28 11%	22 14%	17 9%	44 16%zj	14 9%	49 15%z	16 16%	25 13%	20 11%	25 15%	39 10%	29 16%zt	35 10%	33 16%z
6	26 5%ef	19 5%	7 6%	3 5%	23 5%	-	-	26 19%zef	13 5%	7 5%	8 4%	16 6%	12 8%	14 4%	3 3%	10 5%	13 7%	7 4%	19 5%	7 4%	19 5%	17 8%z
7	16 3%f	14 4%	2 2%	-	16 4%	-	-	16 12%zef	8 3%	6 4%	7 4%	9 3%	5 3%	11 3%	3 3%	6 3%	7 4%	4 2%	12 3%	2 1%	14 4%	8 4%
8	12 2%fk	7 2%	5 4%	-	12 3%	-	-	12 9%zef	3 1%	5 3%	9 5%zk	3 1%	7 4%z	5 2%	3 3%	3 2%	6 3%	6 4%	6 2%	3 2%	9 2%	6 3%
9+	17 3%f	11 3%	6 5%	3 5%	14 3%	-	-	17 13%zef	8 3%	4 3%	11 6%z	6 2%	8 5%	9 3%	3 3%	5 3%	8 4%	4 2%	13 3%	3 2%	14 4%	7 3%
Blank	74 14%ade fghijk lmnopq su	11 3%	18 15%a	6 11%d	18 4%	-	-	-	6 2%	7 5%	17 9%k	7 3%	4 3%	19 6%	1 1%	10 5%	11 6%n	2 1%	72 19%zq	3 2%	71 20%zs	11 5%
1 - 2	118 22%fg	90 24%z	27 23%	21 38%zd	97 22%	118 100%zfg	-	-	64 26%z	39 26%	48 24%	63 23%	44 28%z	69 21%	22 22%	43 22%	47 26%	41 24%	77 21%	45 25%	73 20%	38 19%
3 - 4	216 40%eg rt	168 45%z	46 39%	22 39%	190 44%z	-	216 100%zeg	-	118 48%z	62 41%	82 41%	130 47%z	62 40%	153 47%z	47 48%	95 48%z	70 38%	81 48%zr	135 36%	90 49%zt	126 35%	85 41%
5+	135 25%ce f	104 28%z	27 23%	7 13%	127 29%zc	-	-	135 100%ze	60 24%	44 29%	52 26%	78 28%	46 29%	88 27%	28 29%	49 25%	54 30%	46 27%	89 24%	44 24%	91 25%	71 35%z

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 15

Q.8 How would you rate the present condition of this property?

Base : All owner/responsible and empty

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	543	117	48*	189	75*	14**	100	41*	113	141	96*	150	33*	87*	85*	75*	52*	211	208	285
Very good	133 24% i	24 21%	12 25%	51 27%	13 17%	3 21%	30 30%	9 22%	26 23%	31 22%	17 18%	49 33% zij	3 9%	16 18%	17 20%	17 23%	14 27% i	66 31% zlm	44 21%	88 31% zr
Fairly good	115 21% b	26 22% b	3 6%	48 25% b	19 25% b	- -	19 19% b	10 24%	28 25%	23 16%	28 29% zi	26 17%	6 18%	18 21%	18 21%	16 21%	10 19%	47 22%	53 25%	61 21%
Neither good nor poor	78 14% s	17 15%	5 10%	30 16%	10 13%	3 21%	13 13%	9 22% j	13 12%	23 16%	9 9%	23 15%	8 24%	16 18%	9 11%	12 16%	5 10%	28 13%	44 21% zs	33 12%
Fairly poor	59 11% fk	10 9%	10 21% zaf	20 11%	12 16% f	3 21%	4 4%	5 12%	12 11%	19 13% k	15 16% k	8 5%	6 18%	9 10%	6 7%	10 13%	8 15%	20 9%	21 10%	38 13%
Very poor	93 17% c	30 26% zcd	15 31% zcdf	22 12%	8 11%	2 14%	16 16%	6 15%	21 19%	28 20%	16 17%	22 15%	5 15%	19 22%	21 25% zq	10 13%	8 15%	30 14%	39 19%	53 19%
Don't know/no opinion	10 2%	- -	- -	3 2%	1 1%	1 7%	5 5% za	1 2%	- -	3 2%	3 3%	3 2%	- -	2 2%	2 2%	1 1%	1 2%	4 2%	4 2%	6 2%
Blank	55 10% rs	10 9%	3 6%	15 8%	12 16%	2 14%	13 13%	1 2%	13 12%	14 10%	8 8%	19 13%	5 15%	7 8%	12 14%	9 12%	6 12%	16 8%	3 1%	6 2%
Good	248 46% bil	50 43%	15 31%	99 52% zb	32 43%	3 21%	49 49% b	19 46%	54 48%	54 38%	45 47%	75 50% i	9 27%	34 39%	35 41%	33 44%	24 46%	113 54% zlm	97 47%	149 52% z
Poor	152 28% cfk	40 34% cf	25 52% zacd	42 22%	20 27%	5 36%	20 20%	11 27%	33 29%	47 33% k	31 32% k	30 20%	11 33%	28 32%	27 32%	20 27%	16 31%	50 24%	60 29%	91 32% z
Net good	96 18% abil mn	10 9%	-10 -21%	57 30% zab d	12 16% b	-2 -14%	29 29% za bd	8 20% i	21 19% i	7 5%	14 15% i	45 30% zhi j	-2 -6%	6 7% i	8 9% i	13 17% lm	8 15% i	63 30% zlm nop	37 18%	58 20%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 16

Q.8 How would you rate the present condition of this property?

Base : All owner/responsible and empty

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/ encourage		Services/ prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always /often (n)	Some times (o)	Never (p)	Any (q)	None/ blank (r)	Any (s)	None/ blank (t)	<6 mnths (u)
Total	543	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
Very good	133 24%i	103 28%z	28 24%	12 21%	120 28%z	37 31%	61 28%	33 24%	133 54%zi	-	50 25%	82 29%z	58 37%zm	72 22%	21 21%	47 24%	61 34%zn	37 22%	96 26%	45 25%	88 24%	77 38%z
Fairly good	115 21%bc ij	101 27%zb	11 9%	6 11%	107 25%zc	27 23%	57 26%z	27 20%	115 46%zi	-	33 17%	75 27%zj	27 17%	87 26%zl	22 22%	49 25%	39 21%	37 22%	78 21%	45 25%	70 19%	59 29%z
Neither good nor poor	78 14%hi	61 16%	16 14%	11 20%	66 15%	14 12%	33 15%	26 19%	-	-	29 15%	44 16%	28 18%	50 15%	14 14%	34 17%	28 15%	27 16%	51 14%	27 15%	51 14%	22 11%
Fairly poor	59 11%ht	39 10%	19 16%z	9 16%	49 11%	13 11%	26 12%	17 13%	-	59 39%zh	25 13%	32 12%	11 7%	45 14%zl	11 11%	27 14%	18 10%	23 14%	36 10%	27 15%zt	32 9%	24 12%
Very poor	93 17%hr u	59 16%	32 27%za	17 30%zd	76 18%	26 22%	36 17%	27 20%	-	93 61%zh	48 24%zk	41 15%	29 19%	63 19%	30 31%zo	33 17%	28 15%	42 25%zr	51 14%	36 20%	57 16%	17 8%
Don't know/no opinion	10 2%fh	5 1%	5 4%z	-	10 2%	1 1%	1 *	3 2%	-	-	5 3%	4 1%	1 1%	9 3%	-	4 2%	6 3%	2 1%	8 2%	1 1%	9 2%	2 1%
Blank	55 10%acd efghij klmnop qsu	5 1%	7 6%a	1 2%	4 1%	-	2 1%	2 1%	-	-	9 5%k	-	2 1%	3 1%	-	3 2%	2 1%	2 1%	53 14%zq	1 1%	54 15%zs	4 2%
Good	248 46%bc i	204 55%zb	39 33%	18 32%	227 53%zc	64 54%z	118 55%z	60 44%	248 100%zi	-	83 42%	157 56%zj	85 54%z	159 48%	43 44%	96 49%	100 55%z	74 44%	174 47%	90 49%	158 44%	136 66%z
Poor	152 28%hr tu	98 26%	51 43%za	26 46%zd	125 29%	39 33%	62 29%	44 33%	-	152 100%zh	73 37%zk	73 26%	40 26%	108 33%z	41 42%zp	60 30%	46 25%	65 38%zr	87 23%	63 35%zt	89 25%	41 20%
Net good	96 18%bc gjnq	106 28%z	-12 -10%	-8 -14%	102 24%zc	25 21%g	56 26%zg	16 12%	248 100% zi	-152 -100%	10 5%	84 30%zj	45 29%zm	51 16%	2 2%	36 18%n	54 30%zno	9 5%	87 23%zq	27 15%	69 19%	95 46%z

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 17

Q.9 Do you own any other properties in the UK, aside from this property and the home you live in?

Base : All owner/responsible and empty

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	543	117	48*	189	75*	14**	100	41*	113	141	96*	150	33*	87*	85*	75*	52*	211	208	285
Yes	199 37%cd	54 46%zcd	21 44%d	56 30%	16 21%	5 36%	47 47%zc	10 24%	46 41%	52 37%	29 30%	61 41%	9 27%	24 28%	33 39%	20 27%	25 48%mo	88 42%mo	75 36%	119 42%z
No	278 51%f	51 44%	24 50%	116 61%zaf	45 60%af	3 21%	39 39%	29 71%zh	54 48%	69 49%	55 57%	71 47%	18 55%	50 57%	37 44%	45 60%n	23 44%	105 50%	126 61%z	152 53%
Blank	66 12%qrs	12 10%	3 6%	17 9%	14 19%c	6 43%	14 14%	2 5%	13 12%	20 14%	12 13%	18 12%	6 18%	13 15%	15 18%q	10 13%	4 8%	18 9%	7 3%	14 5%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 18

Q.9 Do you own any other properties in the UK, aside from this property and the home you live in?

Base : All owner/responsible and empty

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/encourage		Services/prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always/often (n)	Some times (o)	Never (p)	Any (q)	None/blank (r)	Any (s)	None/blank (t)	<6 mnths (u)
Total	543	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
Yes	199	117	79	35	158	48	82	52	83	73	199	-	64	128	35	83	70	67	132	70	129	80
	37% ^{ak}	31%	67% ^{za}	63% ^{zd}	37%	41%	38%	39%	33%	48% ^z	100% ^{zk}	-	41%	39%	36%	42% ^z	38%	39%	35%	38%	36%	39%
No	278	249	24	17	259	63	130	78	157	73	-	278	88	188	62	110	100	99	179	105	173	120
	51% ^{bc}	67% ^{zb}	20%	30%	60% ^{zc}	53%	60% ^z	58%	63% ^{zi}	48%	-	100% ^{zj}	56%	57% ^z	63% ^z	56%	55%	58% ^{zr}	48%	58% ^{zt}	48%	59% ^z
Blank	66	7	15	4	15	7	4	5	8	6	-	-	4	13	1	4	12	4	62	7	59	5
	12% ^{ade}	2%	13% ^a	7%	3%	6% ^f	2%	4%	3%	4%	-	-	3%	4%	1%	2%	7% ^{no}	2%	17% ^{zq}	4%	16% ^{zs}	2%
	fg hijk lmnopq su																					

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 19

Q.10 How/why did you come to own/be responsible for this property?

Base : All owner/responsible and empty

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	543	117	48*	189	75*	14**	100	41*	113	141	96*	150	33*	87*	85*	75*	52*	211	208	285
Bought it	280	75	22	87	37	6	53	25	58	74	46	76	16	42	44	29	26	123	123	154
	52%o	64%zbc	46%	46%	49%	43%	53%	61%	51%	52%	48%	51%	48%	48%	52%	39%	50%	58%zo	59%z	54%
- to live in myself	136	43	10	44	20	1	18	13	24	28	25	46	10	16	22	17	13	58	76	59
	25%sd	37%zbc	21%	23%	27%	7%	18%	32%	21%	20%	26%	31%ie	30%	18%	26%	23%	25%	27%	37%zs	21%
- for family/friends to live in	14	2	1	5	1	-	5	-	3	3	3	5	-	3	4	-	1	6	5	9
	3%	2%	2%	3%	1%	-	5%	-	3%	2%	3%	3%	-	3%	5%	-	2%	3%	2%	3%
- as an investment	52	15	2	13	8	-	14	6	14	11	6	15	2	6	8	5	7	24	17	35
	10%	13%	4%	7%	11%	-	14%ce	15%	12%	8%	6%	10%	6%	7%	9%	7%	13%	11%	8%	12%zf
- for income from renting	11	-	2	1	4	-	4	1	3	3	3	1	-	1	3	1	1	5	3	8
	2%cf	-	4%ac	1%	5%zac	-	4%ac	2%	3%	2%	3%	1%	-	1%	4%	1%	2%	2%	1%	3%
- investment and income	35	5	3	15	1	3	8	2	6	13	7	6	2	5	3	4	2	19	15	20
	6%df	4%	6%	8%df	1%	21%	8%	5%	5%	9%	7%	4%	6%	6%	4%	5%	4%	9%	7%	7%
- included with other properties	32	10	4	9	3	2	4	3	8	16	2	3	2	11	4	2	2	11	7	23
	6%kr	9%	8%	5%	4%	14%	4%	7%	7%k	11%zjk	2%	2%	6%	13%zoq	5%	3%	4%	5%	3%	8%zr
Inherited it	87	15	17	40	9	3	3	8	17	20	20	21	7	15	5	16	8	36	43	44
	16%fn	13%ff	35%zacd	21%zf	12%ff	21%	3%	20%	15%	14%	21%	14%	21%fn	17%fn	6%	21%fn	15%	17%fn	21%z	15%
Received it as a gift	11	4	-	3	1	1	2	1	3	4	2	1	-	2	2	2	3	2	5	6
	2%	3%	-	2%	1%	7%	2%	2%	3%	3%	2%	1%	-	2%	2%	3%	6%q	1%	2%	2%
Manage it for someone else, including as executor	59	2	3	33	6	-	15	2	11	17	9	20	1	12	7	12	7	20	23	36
	11%aa	2%	6%	17%za	8%aa	-	15%aa	5%	10%	12%	9%	13%	3%	14%	8%	16%	13%	9%	11%	13%
Other	51	12	4	11	8	1	15	4	11	10	11	15	3	8	14	6	4	16	13	36
	9%cr	10%	8%	6%	11%	7%	15%zc	10%	10%	7%	11%	10%	9%	9%	16%zq	8%	8%	8%	6%	13%zr
Blank	55	9	2	15	14	3	12	1	13	16	8	17	6	8	13	10	4	14	1	9
	10%qrs	8%	4%	8%	19%zab	21%	12%	2%	12%	11%	8%	11%	18%q	9%	15%q	13%	8%	7%	*	3%r

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 20

Q.10 How/why did you come to own/be responsible for this property?

Base : All owner/responsible and empty

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/ encourage		Services/ prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always /often (n)	Some times (o)	Never (p)	Any (q)	None/ blank (r)	Any (s)	None/ blank (t)	<6 mnths (u)
Total	543	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
Bought it	280	214	62	36	243	64	124	80	145	81	122	154	134	144	65	104	105	114	166	119	161	115
	52% ^{mr}	57% ^z	53%	64% ^z	56% ^z	54%	57% ^z	59% ^z	58% ^z	53%	61% ^z	55%	86% ^{zm}	44%	66% ^{zo}	53%	58% ^z	67% ^{zr}	45%	65% ^{zt}	45%	56%
- to live in myself	136	129	3	7	128	28	56	48	70	32	32	104	68	67	39	46	48	54	82	57	79	59
	25% ^{bc}	35% ^{zb}	3%	13%	30% ^{zc}	24%	26%	36% ^{ze}	28%	21%	16%	37% ^{zj}	44% ^{zm}	20%	40% ^{zo}	23%	26%	32% ^{zr}	22%	31% ^{zt}	22%	29%
- for family/friends to live in	14	13	1	-	14	4	6	2	10	4	4	10	4	10	3	6	5	5	9	4	10	5
	3%	3%	1%	-	3%	3%	3%	1%	4%	3%	2%	4%	3%	3%	3%	3%	3%	3%	2%	2%	3%	2%
- as an investment	52	31	21	5	47	11	26	14	31	12	32	19	30	22	10	20	21	24	28	27	25	18
	10% ^{kmr}	8%	18% ^{za}	9%	11% ^z	9%	12%	10%	13% ^z	8%	16% ^{zk}	7%	19% ^{zm}	7%	10%	10%	12%	14% ^{zr}	8%	15% ^{zt}	7%	9%
- for income from renting	11	6	5	2	9	4	5	2	8	3	6	5	3	8	3	2	6	3	8	4	7	6
	2%	2%	4%	4%	2%	3%	2%	1%	3%	2%	3%	2%	2%	2%	3%	1%	3%	2%	2%	2%	2%	3%
- investment and income	35	26	9	2	33	7	18	8	18	12	22	11	19	16	7	20	8	16	19	16	19	15
	6% ^{kr}	7%	8%	4%	8% ^z	6%	8%	6%	7%	8%	11% ^{zk}	4%	12% ^{zm}	5%	7%	10% ^{zp}	4%	9%	5%	9%	5%	7%
- included with other properties	32	9	23	20	12	10	13	6	8	18	26	5	10	21	3	10	17	12	20	11	21	12
	6% ^{adh}	2%	19% ^{za}	36% ^{zd}	3%	8%	6%	4%	3%	12% ^{zh}	13% ^{zk}	2%	6%	6%	3%	5%	9% ^z	7%	5%	6%	6%	6%
Inherited it	87	85	1	5	82	18	40	29	44	28	25	61	6	81	18	44	24	34	53	37	50	40
	16% ^{bl}	23% ^{zb}	1%	9%	19% ^z	15%	19%	21%	18%	18%	13%	22% ^{zj}	4%	25% ^{zl}	18%	22% ^{zp}	13%	20%	14%	20%	14%	20%
Received it as a gift	11	10	1	-	11	3	4	4	5	4	5	5	1	10	-	8	2	3	8	1	10	5
	2%	3%	1%	-	3%	3%	2%	3%	2%	3%	3%	2%	1%	3%	-	4% ^{zn}	1%	2%	2%	1%	3%	2%
Manage it for someone else, including as executor	59	44	14	4	52	8	32	13	28	18	14	40	4	55	9	24	25	14	45	15	44	29
	11% ^{jl}	12%	12%	7%	12%	7%	15% ^{ze}	10%	11%	12%	7%	14% ^{zj}	3%	17% ^{zl}	9%	12%	14%	8%	12%	8%	12%	14%
Other	51	16	32	9	40	22	15	9	22	19	27	17	11	36	6	17	24	5	46	9	42	13
	9% ^{akq}	4%	27% ^{za}	16%	9%	19% ^{zfg}	7%	7%	9%	13%	14% ^{zk}	6%	7%	11%	6%	9%	13% ^z	3%	12% ^{zq}	5%	12% ^{zs}	6%
Blank	55	4	8	2	4	3	1	-	4	2	6	1	-	3	-	-	2	-	55	1	54	3
	10% ^{ade}	1%	7% ^a	4%	1%	3%	*	-	2%	1%	3% ^k	*	-	1%	-	-	1%	-	15% ^{zq}	1%	15% ^{zs}	1%
	fg hijk lmnopq su																					

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 21

Q.11 Do you currently have a mortgage or loan on this property?

Base : All owner/responsible and empty

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	543	117	48*	189	75*	14**	100	41*	113	141	96*	150	33*	87*	85*	75*	52*	211	208	285
Yes	156 29% ^{dil}	38 32% ^d	12 25%	53 28%	13 17%	4 29%	36 36% ^d	15 37% ⁱ	36 32%	30 21%	28 29%	46 31%	2 6%	18 21%	22 26% ^l	16 21%	17 33% ^l	81 38% ^{zlm}	70 34% ^z	86 30%
No	329 61% ^{fq}	71 61%	34 71% ^f	120 63% ^f	47 63%	6 43%	51 51%	25 61%	65 58%	93 66%	60 63%	85 57%	26 79% ^{znq}	60 69% ^q	49 58%	50 67%	31 60%	113 54%	135 65%	190 67% ^z
Blank	58 11% ^{rs}	8 7%	2 4%	16 8%	15 20% ^{zab}	4 29%	13 13%	1 2%	12 11%	18 13%	8 8%	19 13%	5 15%	9 10%	14 16% ^q	9 12%	4 8%	17 8%	3 1%	9 3%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 22

Q.11 Do you currently have a mortgage or loan on this property?

Base : All owner/responsible and empty

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/ encourage		Services/ prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always /often (n)	Some times (o)	Never (p)	Any (q)	None/ blank (r)	Any (s)	None/ blank (t)	<6 mnths (u)
Total	543	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
Yes	156 29% mr t	126 34% zb	26 22%	15 27%	139 32% z	44 37% z	62 29%	46 34%	85 34% z	40 26%	64 32%	88 32%	156 100% zm	-	36 37%	62 31%	56 31%	61 36% zr	95 25%	67 37% zt	89 25%	75 37% z
No	329 61% l	243 65% z	82 69% z	40 71%	286 66% z	69 58%	153 71% ze	88 65%	159 64%	108 71% z	128 64%	188 68% z	- -	329 100% zl	62 63%	134 68% z	125 69% z	109 64%	220 59%	115 63%	214 59%	125 61%
Blank	58 11% acd efghij klmnop qsu	4 1%	10 8% a	1 2%	7 2%	5 4% f	1 *	1 1%	4 2%	4 3%	7 4% k	2 1%	- -	- -	- -	1 1%	1 1%	- -	58 16% zq	- -	58 16% zs	5 2%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 23

Q.12 Does owning this property cause you any problems or concerns?

Base : All owner/responsible and empty

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	543	117	48*	189	75*	14**	100	41*	113	141	96*	150	33*	87*	85*	75*	52*	211	208	285
Always	50 9% ^f	13 11%	5 10%	19 10%	7 9%	2 14%	4 4%	1 2%	15 13%	12 9%	11 11%	10 7%	2 6%	10 11%	8 9%	6 8%	5 10%	19 9%	22 11%	28 10%
Often	48 9% ^f	10 9%	6 13% ^f	18 10% ^f	10 13% ^f	1 7%	3 3%	7 17% ⁱ	12 11%	8 6%	6 6%	15 10%	3 9%	6 7%	6 7%	10 13%	3 6%	20 9%	21 10%	26 9%
Sometimes	197 36% ^d	50 43% ^d	20 42% ^d	70 37% ^d	18 24%	1 7%	38 38%	17 41%	37 33%	48 34%	37 39%	58 39%	10 30%	33 38%	23 27%	31 41%	22 42%	78 37%	85 41%	110 39%
Never	182 34% ^o	32 27%	15 31%	63 33%	24 32%	6 43%	42 42% ^{za}	15 37%	34 30%	50 35%	34 35%	48 32%	12 36%	27 31%	33 39% ^o	17 23%	16 31%	77 36% ^o	74 36%	107 38% ^z
Blank	66 12% ^{gqr} s	12 10%	2 4%	19 10%	16 21% ^{zab} c	4 29%	13 13%	1 2%	15 13%	23 16% ^g	8 8%	19 13%	6 18%	11 13%	15 18% ^q	11 15%	6 12%	17 8%	6 3%	14 5%
Always/often	98 18% ^f	23 20% ^f	11 23% ^f	37 20% ^f	17 23% ^f	3 21%	7 7%	8 20%	27 24% ⁱ	20 14%	17 18%	25 17%	5 15%	16 18%	14 16%	16 21%	8 15%	39 18%	43 21%	54 19%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 24

Q.12 Does owning this property cause you any problems or concerns?

Base : All owner/responsible and empty

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/ encourage		Services/ prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always /often (n)	Some times (o)	Never (p)	Any (q)	None/ blank (r)	Any (s)	None/ blank (t)	<6 mnths (u)
Total	543	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
Always	50	41	9	5	45	12	20	17	17	28	20	30	20	30	50	-	-	38	12	35	15	18
	9% rt	11% z	8%	9%	10%	10%	9%	13%	7%	18% zh	10%	11%	13%	9%	51% zop	-	-	22% zr	3%	19% zt	4%	9%
Often	48	43	5	3	43	10	27	11	26	13	15	32	16	32	48	-	-	24	24	22	26	22
	9% bo pr	12% zb	4%	5%	10%	8%	13% z	8%	10%	9%	8%	12% z	10%	10%	49% zop	-	-	14% zr	6%	12%	7%	11%
Sometimes	197	159	35	20	176	43	95	49	96	60	83	110	62	134	-	197	-	77	120	80	117	80
	36% np rt	43% zb	30%	36%	41% z	36%	44% z	36%	39%	39%	42% z	40%	40%	41% z	-	100% znp	-	45% zr	32%	44% zt	32%	39%
Never	182	118	59	23	157	47	70	54	100	46	70	100	56	125	-	-	182	28	154	42	140	75
	34% no qs	32%	50% za	41%	36% z	40%	32%	40%	40% zi	30%	35%	36%	36%	38% z	-	-	100% zn	16%	41% zq	23%	39% zs	37%
Blank	66	12	10	5	11	6	4	4	9	5	11	6	2	8	-	-	-	3	63	3	63	10
	12% ade fghijk lmnopq su	3%	8% a	9% d	3%	5%	2%	3%	4%	3%	6%	2%	1%	2%	-	-	-	2%	17% zq	2%	17% zs	5%
Always/often	98	84	14	8	88	22	47	28	43	41	35	62	36	62	98	-	-	62	36	57	41	40
	18% bo prt	23% zb	12%	14%	20% z	19%	22%	21%	17%	27% zh	18%	22% z	23%	19%	100% zop	-	-	36% zr	10%	31% zt	11%	20%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u
Overlap formulae used. * small base

NLSR Empty Properties

Table 25

Q.13 Why is this property currently empty?

Base : All owner/responsible and empty

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	543	117	48*	189	75*	14**	100	41*	113	141	96*	150	33*	87*	85*	75*	52*	211	208	285
It is being repaired/ renovated	161 30%cs	38 32%c	17 35%c	40 21%	20 27%	8 57%	38 38%zc	7 17%	30 27%	37 26%	32 33%	53 35%g	7 21%	26 30%	25 29%	23 31%	17 33%	63 30%	86 41%zs	71 25%
I am trying to sell it	108 20%dfm	26 22%df	12 25%df	50 26%zdf	8 11%	1 7%	11 11%	5 12%	22 19%	30 21%	18 19%	33 22%	5 15%	10 11%	9 11%	15 20%	18 35%zmn	51 24%mn	45 22%	63 22%
It needs repairs/ renovation	83 15%fk	23 20%f	8 17%	31 16%	9 12%	3 21%	9 9%	7 17%	24 21%k	25 18%k	13 14%	14 9%	8 24%	17 20%	14 16%	8 11%	11 21%	25 12%	41 20%z	41 14%
I am planning to repair/ renovate it soon	47 9%	16 14%z	5 10%	14 7%	5 7%	1 7%	6 6%	4 10%	9 8%	9 6%	10 10%	15 10%	1 3%	15 17%zltq	7 8%	8 11%	3 6%	13 6%	26 13%z	21 7%
I am trying to let it	32 6%	4 3%	1 2%	12 6%	5 7%	1 7%	9 9%	4 10%	9 8%	8 6%	5 5%	6 4%	- -	2 2%	7 8%	2 3%	2 4%	19 9%zm	8 4%	23 8%z
I don't want the trouble of tenants living there	28 5%k	8 7%	1 2%	9 5%	6 8%	- -	4 4%	3 7%	9 8%k	6 4%	7 7%k	3 2%	5 15%zno	9 10%zno	1 1%	1 1%	1 2%	11 5%	11 5%	17 6%
Waiting for the right time to sell	27 5%	7 6%	6 13%zcf	6 3%	4 5%	1 7%	3 3%	4 10%k	8 7%	6 4%	5 5%	4 3%	2 6%	9 10%zq	3 4%	3 4%	1 2%	9 4%	8 4%	19 7%
I can't afford to repair/renovate it	26 5%f	11 9%zcf	2 4%	6 3%	5 7%f	1 7%	1 1%	2 5%	9 8%	8 6%	2 2%	5 3%	2 6%	7 8%p	6 7%	3 4%	- -	8 4%	13 6%	13 5%
Keeping my options open	24 4%	7 6%	1 2%	10 5%	2 3%	- -	4 4%	3 7%	3 3%	9 6%	4 4%	5 3%	2 6%	4 5%	3 4%	3 4%	1 2%	11 5%	12 6%	12 4%
Planning issues	24 4%	9 8%df	5 10%zdf	8 4%	- -	1 7%	1 1%	1 2%	4 4%	5 4%	6 6%	8 5%	- -	6 7%	2 2%	6 8%	2 4%	8 4%	15 7%zs	9 3%
Second home	21 4%i	4 3%	- -	6 3%	5 7%	- -	6 6%	- -	5 4%	1 1%	3 3%	12 8%zi	1 3%	5 6%	4 5%	2 3%	1 2%	8 4%	10 5%	11 4%
Bought it for investment potential	17 3%	6 5%	- -	4 2%	5 7%	- -	2 2%	1 2%	7 6%i	2 1%	3 3%	4 3%	2 6%	4 5%	3 4%	2 3%	- -	6 3%	7 3%	10 4%
It has no separate/ usable entrance	11 2%cr	3 3%	- -	1 1%	6 8%zbcf	- -	1 1%	5 12%zhi	2 2%	1 1%	2 2%	1 1%	2 6%q	1 1%	5 6%zq	1 1%	- -	2 1%	- -	9 3%r
Legal dispute	11 2%r	- -	- -	4 2%	2 3%	- -	5 5%za	1 2%	3 3%	5 4%	1 1%	1 1%	1 3%	1 1%	3 4%	2 3%	- -	4 2%	- -	11 4%zr

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 25

Q.13 Why is this property currently empty?

Base : All owner/responsible and empty

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	543	117	48*	189	75*	14**	100	41*	113	141	96*	150	33*	87*	85*	75*	52*	211	208	285
Use for other purposes	11 2%	3 3%	1 2%	3 2%	3 4%	- -	1 1%	1 2%	2 2%	4 3%	2 2%	2 1%	1 3%	4 5%	3 4%	- -	- -	3 1%	3 1%	8 3%
I would like to let it, but don't know how to	7 1%	1 1%	- -	4 2%	- -	- -	2 2%	2 5%jk	2 2%	3 2%	- -	- -	- -	2 2%	1 1%	- -	- -	4 2%	1 *	6 2%
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
No particular reason/ don't know	5 1%	1 1%	- -	2 1%	- -	- -	2 2%	2 5%zj	1 1%	1 1%	- -	1 1%	- -	1 1%	1 1%	- -	- -	2 1%	2 1%	3 1%
Blank	102 19%abs	12 10%	4 8%	44 23%ab	21 28%zab	1 7%	20 20%a	6 15%	23 20%	30 21%	19 20%	24 16%	7 21%	14 16%	16 19%	22 29%zmq	9 17%	34 16%	24 12%	34 12%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 26

Q.13 Why is this property currently empty?

Base : All owner/responsible and empty

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/encourage		Services/prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always/often (n)	Some times (o)	Never (p)	Any (q)	None/blank (r)	Any (s)	None/blank (t)	<6 mnths (u)
Total	543	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
It is being repaired/renovated	161 30% ^e	123 33% ^z	34 29%	12 21%	141 33% ^z	25 21%	65 30%	60 44% ^{ze}	71 29%	50 33%	70 35% ^z	83 30%	65 42% ^{zm}	89 27%	28 29%	63 32%	62 34%	53 31%	108 29%	51 28%	110 30%	100 49% ^z
I am trying to sell it	108 20% ^{bi} prt	92 25% ^{zb}	14 12%	6 11%	101 23% ^{zc}	25 21%	49 23%	32 24%	77 31% ^{zi}	19 13%	37 19%	69 25% ^z	32 21%	74 22%	38 39% ^{zo}	42 21% ^p	24 13%	44 26% ^{zr}	64 17%	47 26% ^{zt}	61 17%	66 32% ^z
It needs repairs/renovation	83 15% ^{hr} tu	65 17% ^z	18 15%	13 23%	68 16%	20 17%	38 18%	21 16%	11 4%	51 34% ^{zh}	28 14%	52 19% ^z	24 15%	58 18%	32 33% ^{zo}	28 14%	21 12%	55 32% ^{zr}	28 8%	50 27% ^{zt}	33 9%	18 9%
I am planning to repair/renovate it soon	47 9% ^{hr} tu	37 10%	10 8%	6 11%	40 9%	7 6%	29 13% ^{ze}	10 7%	9 4%	23 15% ^{zh}	17 9%	30 11%	12 8%	34 10%	14 14% ^{zp}	20 10%	12 7%	30 18% ^{zr}	17 5%	27 15% ^{zt}	20 6%	9 4%
I am trying to let it	32 6% ^{irt}	24 6%	8 7%	3 5%	29 7%	10 8%	16 7%	5 4%	24 10% ^{zi}	4 3%	14 7%	14 5%	13 8%	18 5%	6 6%	16 8%	9 5%	17 10% ^{zr}	15 4%	20 11% ^{zt}	12 3%	19 9% ^z
I don't want the trouble of tenants living there	28 5% ^{rt}	25 7% ^z	3 3%	2 4%	26 6%	3 3%	20 9% ^{ze}	5 4%	14 6%	5 3%	7 4%	21 8% ^z	7 4%	21 6%	4 4%	16 8% ^z	8 4%	16 9% ^{zr}	12 3%	18 10% ^{zt}	10 3%	8 4%
Waiting for the right time to sell	27 5%	24 6% ^z	3 3%	3 5%	24 6%	8 7%	12 6%	5 4%	15 6%	9 6%	9 5%	18 6%	5 3%	22 7% ^z	3 3%	15 8% ^z	9 5%	10 6%	17 5%	11 6%	16 4%	6 3%
I can't afford to repair/renovate it	26 5% ^{hpr} tu	24 6% ^{zb}	2 2%	2 4%	23 5%	6 5%	12 6%	8 6%	3 1%	15 10% ^{zh}	9 5%	16 6%	10 6%	16 5%	13 13% ^{zop}	9 5%	3 2%	23 14% ^{zr}	3 1%	21 12% ^{zt}	5 1%	2 1%
Keeping my options open	24 4% ^{rtu}	21 6%	3 3%	- -	24 6% ^z	5 4%	13 6%	6 4%	15 6%	3 2%	7 4%	16 6%	7 4%	17 5%	3 3%	12 6%	9 5%	16 9% ^{zr}	8 2%	16 9% ^{zt}	8 2%	4 2%
Planning issues	24 4% ^{ahu}	12 3%	12 10% ^{za}	3 5%	21 5%	4 3%	11 5%	9 7%	3 1%	15 10% ^{zh}	14 7% ^z	10 4%	6 4%	18 5%	7 7%	10 5%	7 4%	4 2%	20 5%	8 4%	16 4%	3 1%
Second home	21 4% ^{iu}	19 5% ^z	2 2%	- -	21 5% ^z	4 3%	8 4%	9 7%	16 6% ^{zi}	2 1%	6 3%	15 5%	9 6%	12 4%	3 3%	8 4%	10 5%	3 2%	18 5%	4 2%	17 5%	3 1%
Bought it for investment potential	17 3%	12 3%	5 4%	1 2%	16 4%	2 2%	9 4%	3 2%	12 5%	2 1%	4 2%	12 4%	8 5%	9 3%	1 1%	12 6% ^{zn}	4 2%	8 5%	9 2%	9 5%	8 2%	6 3%
It has no separate/usable entrance	11 2% ^{gdk} u	3 1%	8 7% ^{za}	10 18% ^{zd}	1 *	6 5% ^{zg}	4 2%	- -	5 2%	4 3%	8 4% ^{zk}	2 1%	5 3%	6 2%	1 1%	2 1%	7 4%	1 1%	10 3%	2 1%	9 2%	- -

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 26

Q.13 Why is this property currently empty?

Base : All owner/responsible and empty

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/ encourage		Services/ prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always /often (n)	Some times (o)	Never (p)	Any (q)	None/ blank (r)	Any (s)	None/ blank (t)	<6 mnths (u)
Total	543	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
Legal dispute	11	10	1	1	9	4	6	1	4	6	2	9	4	7	7	4	-	10	1	9	2	3
	2% rt	3%	1%	2%	2%	3%	3%	1%	2%	4%	1%	3%	3%	2%	7% zop	2%	-	6% zr	*	5% zt	1%	1%
Use for other purposes	11	8	3	3	8	5	4	2	4	4	6	4	4	7	1	3	7	3	8	-	11	2
	2%	2%	3%	5%	2%	4%	2%	1%	2%	3%	3%	1%	3%	2%	1%	2%	4%	2%	2%	-	3% zs	1%
I would like to let it, but don't know how to	7	5	2	1	6	2	3	2	4	2	4	3	3	4	3	4	-	7	-	7	-	3
	1% rt	1%	2%	2%	1%	2%	1%	1%	2%	1%	2%	1%	2%	1%	3% p	2%	-	4% zr	-	4% zt	-	1%
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
No particular reason/ don't know	5	4	1	1	4	2	3	-	3	1	1	4	1	4	-	4	1	1	4	2	3	1
	1%	1%	1%	2%	1%	2%	1%	-	1%	1%	1%	1%	1%	1%	-	2%	1%	1%	1%	1%	1%	*
Blank	102	38	18	5	51	14	22	14	29	12	21	34	12	42	7	20	24	6	96	8	94	15
	19% ac	10%	15%	9%	12%	12%	10%	10%	12%	8%	11%	12%	8%	13%	7%	10%	13%	4%	26% zq	4%	26% zs	7%
	defgh ijklm nopqs u																					

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 27

Q.14 Which of these services, if any, do you think might encourage you to get this property occupied?

Base : All owner/responsible and empty

	Total (z)	Local Authority						Council Tax Band					Time Void					Property type		
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	543	117	48*	189	75*	14**	100	41*	113	141	96*	150	33*	87*	85*	75*	52*	211	208	285
Grant to help pay for repairs/renovation	86 16% k	27 23% zcf	7 15%	26 14%	10 13%	4 29%	12 12%	9 22% k	23 20% k	27 19% k	14 15%	12 8%	8 24%	13 15%	15 18%	9 12%	6 12%	35 17%	40 19%	46 16%
Guaranteed rental income, with no involvement from you	48 9% k	13 11%	2 4%	22 12%	6 8%	-	5 5%	6 15% k	14 12% k	17 12% k	7 7%	4 3%	2 6%	7 8%	5 6%	7 9%	3 6%	24 11%	15 7%	33 12% z
Professional service to manage repairs/full renovation for you	40 7% j	11 9%	4 8%	12 6%	6 8%	-	7 7%	2 5%	10 9% j	17 12% zj	2 2%	9 6%	1 3%	10 11%	5 6%	6 8%	4 8%	14 7%	18 9%	21 7%
Help/advice in finding prospective buyer/selling it	40 7% n	10 9%	3 6%	20 11% z	3 4%	-	4 4%	4 10%	10 9%	7 5%	6 6%	13 9%	2 6%	5 6%	1 1%	7 9% n	5 10% n	20 9% n	17 8%	23 8%
Preferential rate loan to help pay for repairs/renovation	28 5%	8 7%	4 8%	8 4%	3 4%	1 7%	4 4%	1 2%	8 7%	9 6%	3 3%	6 4%	2 6%	8 9% n	1 1%	4 5%	1 2%	12 6%	12 6%	16 6%
Help/advice in finding a tenant	26 5% k	4 3%	1 2%	13 7%	4 5%	-	4 4%	3 7% k	9 8% k	11 8% k	2 2%	1 1%	1 3%	3 3%	1 1%	5 7%	2 4%	14 7%	10 5%	16 6%
Legal advice/mediation	19 3%	1 1%	2 4%	7 4%	4 5%	-	5 5%	4 10% zjk	4 4%	5 4%	2 2%	4 3%	-	5 6%	4 5%	4 5%	-	6 3%	5 2%	14 5%
Any of these	170 31% k	45 38% f	13 27%	65 34%	19 25%	4 29%	24 24%	19 46% zj	43 38% k	46 33%	27 28%	34 23%	9 27%	27 31%	22 26%	22 29%	15 29%	75 36%	71 34%	98 34%
None of these	295 54%	59 50%	32 67%	101 53%	37 49%	7 50%	59 59%	19 46%	53 47%	71 50%	58 60%	93 62% zhi	18 55%	49 56%	48 56%	40 53%	27 52%	113 54%	127 61% z	165 58%
Blank	78 14% rs	13 11%	3 6%	23 12%	19 25% zab	3 21%	17 17%	3 7%	17 15%	24 17%	11 11%	23 15%	6 18%	11 13%	15 18%	13 17%	10 19%	23 11%	10 5%	22 8%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 28

Q.14 Which of these services, if any, do you think might encourage you to get this property occupied?

Base : All owner/responsible and empty

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/encourage		Services/prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always/often (n)	Some times (o)	Never (p)	Any (q)	None/blank (r)	Any (s)	None/blank (t)	<6 mnths (u)
Total	543	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
Grant to help pay for repairs/renovation	86 16%hp	68 18%z	18 15%	11 20%	73 17%	24 20%	37 17%	24 18%	19 8%	46 30%zh	39 20%	44 16%	33 21%z	53 16%	31 32%zo	33 17%	21 12%	86 51%zr	-	76 42%zt	10 3%	25 12%
Guaranteed rental income, with no involvement from you	48 9%prt	35 9%	13 11%	4 7%	44 10%z	12 10%	25 12%	11 8%	26 10%	12 8%	17 9%	29 10%	19 12%	29 9%	17 17%zp	24 12%zp	7 4%	48 28%zr	-	46 25%zt	2 1%	17 8%
Professional service to manage repairs/full renovation for you	40 7%hpr	35 9%z	5 4%	6 11%	34 8%	9 8%	21 10%	10 7%	12 5%	19 13%zh	17 9%	23 8%	11 7%	29 9%	17 17%zp	20 10%p	2 1%	40 24%zr	-	34 19%zt	6 2%	8 4%
Help/advice in finding prospective buyer/selling it	40 7%bi	37 10%zb	3 3%	2 4%	37 9%z	9 8%	16 7%	14 10%	26 10%zi	5 3%	11 6%	29 10%z	16 10%	24 7%	14 14%zp	22 11%zp	2 1%	40 24%zr	-	35 19%zt	5 1%	20 10%
Preferential rate loan to help pay for repairs/renovation	28 5%bhm	26 7%zb	2 2%	4 7%	24 6%	9 8%	12 6%	7 5%	6 2%	15 10%zh	12 6%	16 6%	17 11%zm	11 3%	13 13%zop	9 5%	5 3%	28 16%zr	-	24 13%zt	4 1%	11 5%
Help/advice in finding a tenant	26 5%prt	20 5%	6 5%	1 2%	25 6%z	8 7%	13 6%	5 4%	16 6%	7 5%	9 5%	17 6%	13 8%zm	13 4%	12 12%zp	12 6%p	2 1%	26 15%zr	-	24 13%zt	2 1%	15 7%z
Legal advice/mediation	19 3%gjp	18 5%z	1 1%	1 2%	17 4%	3 3%	15 7%zg	1 1%	8 3%	7 5%	3 2%	16 6%zj	7 4%	12 4%	11 11%zop	8 4%p	-	19 11%zr	-	15 8%zt	4 1%	3 1%
Any of these	170 31%prt	141 38%zb	29 25%	19 34%	149 34%z	41 35%	81 38%z	46 34%	74 30%	65 43%zh	67 34%	99 36%z	61 39%z	109 33%	62 63%zo	77 39%zp	28 15%	170 100%zr	-	148 81%zt	22 6%	57 28%
None of these	295 54%ns	209 56%	79 67%za	33 59%	260 60%z	71 60%	124 57%	81 60%	154 62%z	81 53%	114 57%	168 60%z	87 56%	204 62%z	33 34%	108 55%no	146 80%zno	-	295 79%zq	33 18%	262 73%zs	129 63%z
Blank	78 14%abd	23 6%	10 8%	4 7%	23 5%	6 5%	11 5%	8 6%	20 8%	6 4%	18 9%k	11 4%	8 5%	16 5%	3 3%	12 6%	8 4%	-	78 21%zq	1 1%	77 21%zs	19 9%

Fieldwork Dates : 24 April - 10 July 2006

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Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u
Overlap formulae used. * small base

NLSR Empty Properties

Table 29

Q.15 Generally, who would you prefer to get these services from?

Base : All owner/responsible and empty

	Total (z)	Local Authority					Council Tax Band					Time Void					Property type			
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	543	117	48*	189	75*	14**	100	41*	113	141	96*	150	33*	87*	85*	75*	52*	211	208	285
Council/local authority	110 20%k	28 24%d	9 19%	45 24%d	9 12%	4 29%	15 15%	13 32%k	28 25%k	33 23%k	21 22%k	14 9%	6 18%	18 21%	15 18%	12 16%	7 13%	52 25%z	46 22%	64 22%
Estate/managing agent	80 15%m	17 15%	8 17%	33 17%	10 13%	- -	12 12%	8 20%	19 17%	22 16%	11 11%	20 13%	6 18%	7 8%	11 13%	12 16%	6 12%	38 18%m	25 12%	55 19%zr
Housing association	36 7%k	10 9%	3 6%	11 6%	6 8%	- -	6 6%	4 10%k	12 11%k	13 9%k	5 5%	2 1%	2 6%	6 7%	3 4%	7 9%	4 8%	14 7%	11 5%	25 9%z
Bank/other financial organisation	33 6%	7 6%	4 8%	11 6%	7 9%	- -	4 4%	5 12%j	10 9%	8 6%	3 3%	7 5%	1 3%	6 7%	3 4%	6 8%	2 4%	15 7%	15 7%	18 6%
Any of these	182 34%k	47 40%f	16 33%	68 36%	20 27%	4 29%	27 27%	18 44%k	46 41%k	47 33%	34 35%	36 24%	12 36%	23 26%	25 29%	25 33%	14 27%	83 39%zm	73 35%	109 38%z
None of these/don't want any of the services	243 45%	52 44%	21 44%	85 45%	33 44%	4 29%	48 48%	17 41%	47 42%	62 44%	45 47%	72 48%	12 36%	41 47%	41 48%	31 41%	24 46%	94 45%	105 50%z	134 47%
Blank	118 22%qrs	18 15%	11 23%	36 19%	22 29%a	6 43%	25 25%	6 15%	20 18%	32 23%	17 18%	42 28%z	9 27%	23 26%q	19 22%	19 25%	14 27%	34 16%	30 14%	42 15%

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Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 30

Q.15 Generally, who would you prefer to get these services from?

Base : All owner/responsible and empty

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/encourage		Services/prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always/often (n)	Some times (o)	Never (p)	Any (q)	None/blank (r)	Any (s)	None/blank (t)	<6 mnths (u)
Total	543	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
Council/local authority	110	90	20	12	97	30	52	25	46	45	47	60	47	63	37	49	23	102	8	110	-	35
	20%pr	24%z	17%	21%	22%z	25%	24%	19%	19%	30%zh	24%	22%	30%zm	19%	38%zo	25%zp	13%	60%zr	2%	60%zt	-	17%
Estate/managing agent	80	62	17	8	71	22	41	17	52	19	26	51	27	53	22	38	19	58	22	80	-	34
	15%pr	17%	14%	14%	16%z	19%	19%z	13%	21%zi	13%	13%	18%z	17%	16%	22%zp	19%zp	10%	34%zr	6%	44%zt	-	17%
Housing association	36	26	10	4	31	11	17	8	20	8	12	22	16	20	13	17	4	32	4	36	-	14
	7%prt	7%	8%	7%	7%	9%	8%	6%	8%	5%	6%	8%	10%z	6%	13%zp	9%p	2%	19%zr	1%	20%zt	-	7%
Bank/other financial organisation	33	28	5	2	30	10	16	7	9	14	11	20	18	15	14	13	5	32	1	33	-	11
	6%hpr	8%z	4%	4%	7%	8%	7%	5%	4%	9%h	6%	7%	12%zm	5%	14%zop	7%	3%	19%zr	*	18%zt	-	5%
Any of these	182	144	37	20	161	45	90	44	90	63	70	105	67	115	57	80	42	148	34	182	-	63
	34%pr	39%z	31%	36%	37%z	38%	42%z	33%	36%	41%z	35%	38%z	43%z	35%	58%zo	41%zp	23%	87%zr	9%	100%zt	-	31%
None of these/don't want any of the services	243	178	61	28	212	56	103	68	121	68	95	140	68	174	30	90	117	15	228	-	243	111
	45%nq	48%z	52%	50%	49%z	47%	48%	50%	49%	45%	48%	50%z	44%	53%z	31%	46%n	64%zno	9%	61%zq	-	67%zs	54%z
Blank	118	51	20	8	59	17	23	23	37	21	34	33	21	40	11	27	23	7	111	-	118	31
	22%ad	14%	17%	14%	14%	14%	11%	17%	15%	14%	17%	12%	13%	12%	11%	14%	13%	4%	30%zq	-	33%zs	15%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 31

Q.16 How do you think this property will eventually be occupied?

Base : All owner/responsible and empty

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	543	117	48*	189	75*	14**	100	41*	113	141	96*	150	33*	87*	85*	75*	52*	211	208	285
Sell it	195 36% dn	40 34%	22 46% df	84 44% zdf	17 23%	4 29%	28 28%	17 41%	42 37%	48 34%	33 34%	54 36%	11 33%	29 33%	19 22%	26 35%	23 44% n	87 41% zn	85 41%	110 39%
Rent it out	113 21% jkr	21 18%	10 21%	36 19%	15 20%	4 29%	27 27%	12 29% jk	33 29% zj	34 24% jk	13 14%	20 13%	5 15%	15 17%	22 26%	16 21%	13 25%	42 20%	25 12%	85 30% zr
I will live in it myself	90 17% ghi s	27 23% zc	10 21%	26 14%	10 13%	1 7%	16 16%	2 5%	11 10%	16 11%	22 23% gh	39 26% zgh	4 12%	15 17%	16 19%	11 15%	9 17%	35 17%	60 29% zs	30 11%
Family/friends will live in it	21 4%	4 3%	- -	6 3%	7 9% zbc	1 7%	3 3%	4 10% h	2 2%	7 5%	3 3%	5 3%	3 9% q	6 7%	4 5%	1 1%	2 4%	5 2%	9 4%	10 4%
Other	46 8%	9 8%	2 4%	14 7%	8 11%	1 7%	12 12%	4 10%	9 8%	11 8%	10 10%	12 8%	3 9%	7 8%	10 12% p	9 12% p	1 2%	16 8%	19 9%	25 9%
Not for occupation	14 3% r	3 3%	- -	3 2%	3 4%	- -	5 5%	1 2%	1 1%	5 4%	6 6% zhk	1 1%	2 6% o	1 1%	5 6% o	- -	1 2%	5 2%	1 *	12 4% zr
Don't know	13 2%	4 3%	2 4%	4 2%	2 3%	- -	1 1%	- -	3 3%	5 4%	2 2%	3 2%	1 3%	4 5% n	- -	3 4%	- -	5 2%	6 3%	7 2%
Blank	51 9% rs	9 8%	2 4%	16 8%	13 17% zab	3 21%	8 8%	1 2%	12 11%	15 11%	7 7%	16 11%	4 12%	10 11%	9 11%	9 12%	3 6%	16 8%	3 1%	6 2%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 32

Q.16 How do you think this property will eventually be occupied?

Base : All owner/responsible and empty

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/encouragement		Services/prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always/often (n)	Some times (o)	Never (p)	Any (q)	None/blank (r)	Any (s)	None/blank (t)	<6 mnths (u)
Total	543	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
Sell it	195	162	30	12	180	44	85	60	121	44	60	126	56	136	46	82	61	69	126	78	117	94
	36%bc	43%zb	25%	21%	42%zc	37%	39%	44%z	49%zi	29%	30%	45%zj	36%	41%z	47%zp	42%z	34%	41%	34%	43%zt	32%	46%z
Rent it out	113	72	41	20	88	37	46	21	50	44	68	38	38	69	22	44	39	54	59	60	53	59
	21%kr	19%	35%za	36%zd	20%	31%zf	21%	16%	20%	29%zh	34%zk	14%	24%	21%	22%	22%	21%	32%zr	16%	33%zt	15%	29%z
I will live in it myself	90	83	3	3	87	6	43	37	39	24	24	65	40	50	15	35	39	26	64	28	62	35
	17%bc	22%zb	3%	5%	20%zc	5%	20%e	27%ze	16%	16%	12%	23%zj	26%zm	15%	15%	18%	21%z	15%	17%	15%	17%	17%
Family/friends will live in it	21	19	1	2	17	8	6	6	17	2	4	16	6	14	2	7	10	4	17	4	17	7
	4%bi	5%zb	1%	4%	4%	7%	3%	4%	7%zi	1%	2%	6%zj	4%	4%	2%	4%	5%	2%	5%	2%	5%	3%
Other	46	17	27	11	34	9	23	9	9	22	29	15	7	37	9	20	16	11	35	6	40	8
	8%ahk	5%	23%za	20%zd	8%	8%	11%	7%	4%	14%zh	15%zk	5%	4%	11%zl	9%	10%	9%	6%	9%	3%	11%zs	4%
Not for occupation	14	6	8	5	8	5	4	-	4	5	6	6	3	10	-	1	11	1	13	1	13	-
	3%ado	2%	7%za	9%zd	2%	4%g	2%	-	2%	3%	3%	2%	2%	3%	-	1%	6%zno	1%	3%q	1%	4%zs	-
Don't know	13	8	5	2	10	4	7	1	3	7	4	8	3	10	2	6	4	4	9	4	9	2
	2%	2%	4%	4%	2%	3%	3%	1%	1%	5%h	2%	3%	2%	3%	2%	3%	2%	2%	2%	2%	2%	1%
Blank	51	6	3	1	8	5	2	1	5	4	4	4	3	3	2	2	2	1	50	1	50	-
	9%abc	2%	3%	2%	2%	4%f	1%	1%	2%	3%	2%	1%	2%	1%	2%	1%	1%	1%	13%zq	1%	14%zs	-
	defgh ijklm nopqs u																					

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Overlap formulae used. * small base

NLSR Empty Properties

Table 33

Q.17 When do you think this property will eventually be occupied - within?

Base : All owner/responsible and empty

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Haringey (d)	Islington (e)	Westminster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000-2003 (m)	2004/Jan-Jun (n)	2004/Jul-Dec (o)	2005/Qtr 1 (p)	2005/Qtr 2 (q)	H/B (r)	F/M (s)
Total	543	117	48*	189	75*	14**	100	41*	113	141	96*	150	33*	87*	85*	75*	52*	211	208	285
6 months	205 38%lmn	41 35%	19 40%	81 43% d	21 28%	4 29%	39 39%	10 24%	43 38%	51 36%	41 43% g	59 39%	7 21%	18 21%	21 25%	32 43% lmn	31 60% zlm	96 45% zlm	95 46% z	108 38%
6 - 12 months	102 19%	20 17%	12 25%	39 21%	12 16%	3 21%	16 16%	10 24%	24 21%	29 21%	17 18%	22 15%	7 21%	16 18%	15 18%	12 16%	8 15%	44 21%	34 16%	67 24% z
1 - 2 years	41 8% s	13 11%	5 10%	11 6%	4 5%	2 14%	6 6%	4 10%	5 4%	8 6%	5 5%	18 12% zh	4 12%	10 11% p	8 9%	5 7%	1 2%	13 6%	26 13% zs	15 5%
2+ years	18 3%	9 8% zc	1 2%	3 2%	1 1%	1 7%	3 3%	- -	3 3%	6 4%	4 4%	5 3%	1 3%	8 9% zoq	3 4%	1 1%	1 2%	4 2%	7 3%	11 4%
Not for occupation	21 4% kr	2 2%	2 4%	5 3%	6 8% a	- -	6 6%	2 5% k	3 3% k	9 6% k	7 7% k	- -	3 9%	2 2%	7 8% zo	1 1%	1 2%	7 3%	3 1%	16 6% zr
Don't know	100 18% q	22 19%	6 13%	33 17%	17 23%	3 21%	19 19%	14 34% zi	24 21%	22 16%	15 16%	25 17%	6 18%	25 29% zpq	19 22%	14 19%	6 12%	30 14%	38 18%	61 21%
Under 1 year	307 57% d	61 52%	31 65% d	120 63% zd	33 44%	7 50%	55 55%	20 49%	67 59%	80 57%	58 60%	81 54%	14 42%	34 39%	36 42%	44 59% mn	39 75% zlm	140 66% zlm	129 62% z	175 61% z
1+ years	59 11% f	22 19% zcd	6 13%	14 7%	5 7%	3 21%	9 9%	4 10%	8 7%	14 10%	9 9%	23 15% zh	5 15%	18 21% zopq	11 13%	6 8%	2 4%	17 8%	33 16% zs	26 9%

Fieldwork Dates : 24 April - 10 July 2006

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Proportions/Mean: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

NLSR Empty Properties

Table 34

Q.17 When do you think this property will eventually be occupied - within?

Base : All owner/responsible and empty

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/encourage		Services/prefer		Occupied	
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always/often (n)	Some times (o)	Never (p)	Any (q)	None/blank (r)	Any (s)	None/blank (t)	<6 mnths (u)	
Total	543	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205	
6 months	205	167	32	12	188	38	85	71	136	41	80	120	75	125	40	80	75	57	148	63	142	205	
		38%bc	45%zb	27%	21%	44%zc	32%	39%	53%ze	55%zi	27%	40%	43%z	48%zm	38%	41%	41%	41%	34%	40%	35%	39%	100%z
6 - 12 months	102	77	22	13	89	33	41	24	45	37	34	63	34	66	20	44	36	45	57	50	52	-	
		19%rt	21%	19%	23%	21%z	28%z	19%	18%	24%z	17%	23%z	22%	20%	20%	22%	20%	26%zr	15%	27%zt	14%	-	
1 - 2 years	41	29	12	3	37	5	20	15	9	19	17	21	10	31	5	22	14	16	25	16	25	-	
		8%hu	8%	10%	5%	9%	4%	9%	11%e	4%	13%zh	9%	8%	6%	9%	5%	11%z	8%	9%	7%	9%	7%	-
2+ years	18	11	7	4	14	4	9	4	3	12	13	5	6	12	2	7	9	5	13	5	13	-	
		3%hku	3%	6%	7%	3%	4%	3%	1%	8%zh	7%zk	2%	4%	4%	2%	4%	5%	3%	3%	3%	4%	-	
Not for occupation	21	7	14	9	11	6	9	1	2	11	11	7	4	16	3	1	15	3	18	1	20	-	
		4%adg	2%	12%za	16%zd	3%	5%g	4%	1%	7%zh	6%	3%	3%	5%	3%	1%	8%zo	2%	5%	1%	6%zs	-	
Don't know	100	75	25	14	85	30	48	18	47	30	35	59	24	75	27	40	29	44	56	46	54	-	
		18%rt	20%	21%	25%	20%	25%zg	22%g	13%	19%	20%	18%	21%	15%	23%z	28%zp	20%	16%	26%zr	15%	25%zt	15%	-
Under 1 year	307	244	54	25	277	71	126	95	181	78	114	183	109	191	60	124	111	102	205	113	194	205	
		57%b	65%zb	46%	45%	64%zc	60%	58%	70%zf	73%zi	51%	57%	66%z	70%zm	58%	61%	63%z	61%	60%	55%	62%	54%	100%z
1+ years	59	40	19	7	51	9	29	19	12	31	30	26	16	43	7	29	23	21	38	21	38	-	
		11%hu	11%	16%z	13%	12%	8%	13%	14%	5%	20%zh	15%z	9%	10%	13%z	7%	15%z	13%	12%	10%	12%	11%	-

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Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 35

Local Authority

Base : All

	Total (z)	Local Authority					Council Tax Band					Time Void					Property type			
		Barnet (a)	Camden (b)	Enfield (c)	Haringey (d)	Islington (e)	Westminster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000-2003 (m)	2004/Jan-Jun (n)	2004/Jul-Dec (o)	2005/Qtr 1 (p)	2005/Qtr 2 (q)	H/B (r)	F/M (s)
Total	1295	219	122	490	223	44*	196	125	279	324	215	345	77*	189	187	192	148	497	208	285
Barnet	219	219	-	-	-	-	-	16	47	47	42	67	11	62	25	43	39	39	60	49
	17%bc defq	100%zabcd ef	-	-	-	-	-	13%	17%	15%	20%	19%	14%	33%zln q	13%q	22%znq	26%zlnq	8%	29%zs	17%
Camden	122	-	122	-	-	-	-	7	17	26	16	55	10	22	6	21	21	42	13	32
	9%acde fhn	-	100%zacde f	-	-	-	-	6%	6%	8%	7%	16%zgh ij	13%n	12%n	3%	11%n	14%znq	8%n	6%	11%
Enfield	490	-	-	490	-	-	-	46	135	165	73	71	4	15	10	55	54	352	93	81
	38%abde fklmnos	-	-	100%zabd ef	-	-	-	37%k	48%zg jk	51%zg jk	34%k	21%	5%	8%	5%	29%lmn	36%lmn	71%zlm nop	45%zs	28%
Haringey	223	-	-	-	223	-	-	43	59	50	42	29	43	64	62	43	11	-	22	38
	17%abce fklpqrs	-	-	-	100%zabc ef	-	-	34%zh ijk	21%k	15%k	20%k	8%	56%zmn opq	34%zopq	33%zopq	22%zpq	7%q	-	11%	13%
Islington	44	-	-	-	-	44	-	3	10	12	7	7	6	21	9	1	-	3	2	11
	3%abcd fopqr	-	-	-	-	100%zabcd f	-	2%	4%	4%	3%	2%	8%zop q	11%znopq	5%opq	1%	-	1%	1%	4%r
Westminster	196	-	-	-	-	-	196	10	11	24	35	116	3	5	75	29	23	61	18	74
	15%abcd eghilmq r	-	-	-	-	-	100%zab cde	8%	4%	7%	16%gh i	34%zghi j	4%	3%	40%zlm pq	15%lm	16%lm	12%lm	9%	26%zr
Blank	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Fieldwork Dates : 24 April - 10 July 2006

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Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s

Overlap formulae used. * small base

NLSR Empty Properties

Table 36

Local Authority

Base : All

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/encourage		Services/prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always/often (n)	Some times (o)	Never (p)	Any (q)	None/blank (r)	Any (s)	None/blank (t)	<6 mnths (u)
Total	1295	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
Barnet	219	88	21	10	98	17	41	47	50	40	54	51	38	71	23	50	32	45	72	47	70	41
	17%	24%z	18%	18%	23%z	14%	19%	35%ze	20%	26%z	27%zk	18%	24%z	22%z	23%	25%z	18%	26%z	19%	26%z	19%	20%
Camden	122	35	9	10	36	15	21	8	15	25	21	24	12	34	11	20	15	13	35	16	32	19
	9%h	9%	8%	18%zd	8%	13%	10%	6%	6%	16%zh	11%	9%	8%	10%	11%	10%	8%	8%	9%	9%	9%	9%
Enfield	490	138	33	13	158	35	84	48	99	42	56	116	53	120	37	70	63	65	124	68	121	81
	38%bc	37%	28%	23%	37%c	30%	39%	36%	40%i	28%	28%	42%j	34%	36%	38%	36%	35%	38%	33%	37%	34%	40%
Haringey	223	51	11	12	50	18	31	11	32	20	16	45	13	47	17	18	24	19	56	20	55	21
	17%ab	14%	9%	21%d	12%	15%	14%	8%	13%	13%	8%	16%j	8%	14%	17%o	9%	13%	11%	15%	11%	15%	10%
Islington	44	7	6	3	9	6	3	2	3	5	5	3	4	6	3	1	6	4	10	4	10	4
	3%ahk	2%	5%	5%	2%	5%f	1%	1%	1%	3%	3%	1%	3%	2%	3%	1%	3%o	2%	3%	2%	3%	2%
Westminster	196	54	38	8	81	27	36	19	49	20	47	39	36	51	7	38	42	24	76	27	73	39
	15%n	14%	32%za	14%	19%z	23%z	17%	14%	20%z	13%	24%zk	14%	23%zm	16%	7%	19%n	23%zn	14%	20%z	15%	20%z	19%
Blank	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 37

Council Tax Band

Base : All

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	1295	219	122	490	223	44*	196	125	279	324	215	345	77*	189	187	192	148	497	208	285
A	21 2%hik	3 1%	2 2%	9 2%	2 1%	3 7%zacdf	2 1%	21 17%zhi jk	-	-	-	-	1 1%	5 3%	1 1%	4 2%	1 1%	9 2%	2 1%	4 1%
B	104 8%fhij kr	13 6%	5 4%	37 8%	41 18%zabc ef	-	8 4%	104 83%zhi jk	-	-	-	-	11 14%zpq	16 8%	16 9%	18 9%	8 5%	35 7%	-	32 11%zr
C	279 22%bfg ijkpr	47 21%f	17 14%f	135 28%zbf 26%bf	59 23%f	10 23%f	11 6%	- 100%zgi jk	279	-	-	-	18 23%	36 19%	40 21%	44 23%	22 15%	118 24%p	24 12%	78 27%zr
D	324 25%fgh jkno	47 21%f	26 21%f	165 34%zab df	50 22%f	12 27%f	24 12%	- 100%zgh jk	-	324	-	-	23 30%no	46 24%	35 19%	33 17%	41 28%o	145 29%zno	55 26%	72 25%
E	215 17%ghi kq	42 19%	16 13%	73 15%	42 19%	7 16%	35 18%	- 100%zgh ik	-	-	215	-	14 18%	40 21%q	30 16%	35 18%	28 19%	68 14%	50 24%zs	39 14%
F	136 11%dgh ijls	30 14%cd	21 17%zcde	42 9%	14 6%	2 5%	27 14%cd	- 39%zghi j	-	-	-	136 39%zghi j	3 4%	19 10%	22 12%l	26 14%l	21 14%l	45 9%	28 13%s	18 6%
G	129 10%cdg hij	25 11%cd	22 18%zcd	25 5%	13 6%	3 7%	41 21%zac de	- 37%zghi j	-	-	-	129 37%zghi j	5 6%	19 10%	20 11%	18 9%	19 13%	48 10%	26 13%	29 10%
H	80 6%cdgh ij	12 5%cd	12 10%cd	4 1%	2 1%	2 5%c	48 24%zab cde	- 23%zghi j	-	-	-	80 23%zghi j	1 1%	6 3%	23 12%zlmq	14 7%	8 5%	28 6%	22 11%zs	12 4%
Blank	7 1%	-	1 1%c	-	-	5 11%zabcd f	-	-	-	-	-	-	1 1%	2 1%	-	-	-	1 *	1 *	1 *

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Proportions/Mean: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s

Overlap formulae used. * small base

NLSR Empty Properties

Table 38

Council Tax Band

Base : All

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/encourage		Services/prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always/often (n)	Sometimes (o)	Never (p)	Any (q)	None/blank (r)	Any (s)	None/blank (t)	<6 mnths (u)
Total	1295	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
A	21	4	2	3	3	3	3	-	-	2	2	4	2	4	1	4	1	3	3	2	4	2
	2% ^{dh}	1%	2%	5% ^{zd}	1%	3%	1%	-	-	1%	1%	1%	1%	1%	1%	2%	1%	2%	1%	1%	1%	1%
B	104	26	8	11	23	26	8	-	19	9	8	25	13	21	7	13	14	16	19	16	19	8
	8% ^{dfg}	7%	7%	20% ^{zd}	5%	22% ^{zfg}	4% ^g	-	8%	6%	4%	9% ^j	8%	6%	7%	7%	8%	9%	5%	9%	5%	4%
C	279	80	20	11	88	40	44	14	54	33	46	54	36	65	27	37	34	43	70	46	67	43
	22% ^g	21%	17%	20%	20%	34% ^{zf}	20% ^g	10%	22%	22%	23%	19%	23%	20%	28%	19%	19%	25%	19%	25%	19%	21%
D	324	93	35	18	109	24	66	30	54	47	52	69	30	93	20	48	50	46	95	47	94	51
	25%	25%	30%	32%	25%	20%	31% ^{ze}	22%	22%	31% ^h	26%	25%	19%	28% ⁱ	20%	24%	27%	27%	25%	26%	26%	25%
E	215	70	17	4	83	16	39	26	45	31	29	55	28	60	17	37	34	27	69	34	62	41
	17% ^c	19%	14%	7%	19% ^c	14%	18%	19%	18%	20%	15%	20%	18%	18%	17%	19%	19%	16%	18%	19%	17%	20%
F	136	36	9	3	41	3	20	20	27	10	16	28	15	29	12	23	9	14	37	16	35	21
	11% ^{ep}	10%	8%	5%	9%	3%	9% ^e	15% ^e	11%	7%	8%	10%	10%	9%	12% ^p	12% ^p	5%	8%	10%	9%	10%	10%
G	129	41	13	4	51	4	25	22	31	13	28	26	15	38	12	21	20	15	47	14	48	24
	10% ^e	11%	11%	7%	12%	3%	12% ^e	16% ^{ze}	13%	9%	14% ^z	9%	10%	12%	12%	11%	11%	9%	13% ^z	8%	13% ^z	12%
H	80	22	13	1	33	1	11	22	17	7	17	17	16	18	1	14	19	5	32	6	31	14
	6% ^{en}	6%	11% ^z	2%	8%	1%	5% ^e	16% ^{zef}	7%	5%	9%	6%	10% ^z	5%	1%	7% ⁿ	10% ^{zn}	3%	9% ^{zq}	3%	9% ^{zs}	7%
Blank	7	1	1	1	1	1	-	1	1	-	1	-	1	1	1	-	1	1	1	1	1	1
	1%	*	1%	2%	*	1%	-	1%	*	-	1%	-	1%	*	1%	-	1%	1%	*	1%	*	*

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 39

Time Void

Base : All

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	1295	219	122	490	223	44*	196	125	279	324	215	345	77*	189	187	192	148	497	208	285
Pre 2000	77	11	10	4	43	6	3	12	18	23	14	9	77	-	-	-	-	-	8	20
	6%cfkm nopqj	5%c	8%cf	1%	19%zab cf	14%zacf	2%	10%k	6%k	7%k	7%k	3%	100%zmno pq	-	-	-	-	-	4%	7%
2000-2003	189	62	22	15	64	21	5	21	36	46	40	44	-	189	-	-	-	-	35	44
	15%cfl nopq	28%zbc f	18%cf	3%	29%zbc f	48%zabcd f	3%	17%	13%	14%	19%	13%	-	100%zlnop q	-	-	-	-	17%	15%
2004/Jan-Jun	187	25	6	10	62	9	75	17	40	35	30	65	-	-	187	-	-	-	26	50
	14%bci lmopq	11%bc	5%	2%	28%zab c	20%bc bcde	38%za	14%	14%	11%	14%	19%zi	-	-	100%zlmop q	-	-	-	13%	18%
2004/Jul-Dec	192	43	21	55	43	1	29	22	44	33	35	58	-	-	-	192	-	-	30	37
	15%cei lmnpq	20%zce	17%e	11%	19%zce	2%	15%e	18%i	16%i	10%	16%i	17%i	-	-	-	100%zlmn pq	-	-	14%	13%
2005/Qtr 1	148	39	21	54	11	-	23	9	22	41	28	48	-	-	-	-	148	-	24	24
	11%deh lmnoq	18%zcd e	17%zde	11%de	5%	-	12%de	7%	8%	13%	13%	14%gh	-	-	-	-	100%zlmn oq	-	12%	8%
2005/Qtr 2	497	39	42	352	-	3	61	44	118	145	68	121	-	-	-	-	-	497	85	110
	38%ade fjlmno p	18%d	34%ade	72%zabd ef	-	7%d	31%ad e	35%	42%j	45%zj k	32%	35%	-	-	-	-	-	100%zlm nop	41%	39%
Blank	5	-	-	-	-	4	-	-	1	1	-	-	-	-	-	-	-	-	-	-
	*	-	-	-	-	9%zabcd f	-	-	*	*	-	-	-	-	-	-	-	-	-	-

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s

Overlap formulae used. * small base

NLSR Empty Properties

Table 40

Time Void

Base : All

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/ encourage		Services/ prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always /often (n)	Some times (o)	Never (p)	Any (q)	None/ blank (r)	Any (s)	None/ blank (t)	<6 mnths (u)
Total	1295	373	118	56*	432	118	216	135	248	152	199	278	156	329	98*	197	182	170	373	182	361	205
Pre 2000	77 6%l	24 6%	4 3%	6 11%	22 5%	9 8%	12 6%	4 3%	9 4%	11 7%	9 5%	18 6%	2 1%	26 8%l	5 5%	10 5%	12 7%	9 5%	24 6%	12 7%	21 6%	7 3%
2000-2003	189 15%u	64 17%	16 14%	13 23%	67 16%	18 15%	35 16%	24 18%	34 14%	28 18%	24 12%	50 18%	18 12%	60 18%z	16 16%	33 17%	27 15%	27 16%	60 16%	23 13%	64 18%	18 9%
2004/Jan-Jun	187 14%	50 13%	28 24%za	12 21%	60 14%	20 17%	35 16%	16 12%	35 14%	27 18%	33 17%	37 13%	22 14%	49 15%	14 14%	23 12%	33 18%	22 13%	63 17%	25 14%	60 17%	21 10%
2004/Jul-Dec	192 15%jp	52 14%	15 13%	6 11%	61 14%	18 15%	29 13%	17 13%	33 13%	20 13%	20 10%	45 16%	16 10%	50 15%	16 16%	31 16%	17 9%	22 13%	53 14%	25 14%	50 14%	32 16%
2005/Qtr 1	148 11%	37 10%	11 9%	3 5%	44 10%	8 7%	19 9%	18 13%	24 10%	16 11%	25 13%	23 8%	17 11%	31 9%	8 8%	22 11%	16 9%	15 9%	37 10%	14 8%	38 11%	31 15%
2005/Qtr 2	497 38%	146 39%	44 37%	16 29%	178 41%	45 38%	86 40%	56 41%	113 46%zi	50 33%	88 44%	105 38%	81 52%zm	113 34%	39 40%	78 40%	77 42%	75 44%	136 36%	83 46%zt	128 35%	96 47%z
Blank	5 *	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 41

Break A

Base : All

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	1295	219 17%	122 9%	490 38%	223 17%	44* 3%*	196 15%	125 10%	279 22%	324 25%	215 17%	345 27%	77* 6%*	189 15%	187 14%	192 15%	148 11%	497 38%	208 16%	285 22%
Local Authority																				
Barnet	219 17%	219 100%	-	-	-	-	-	16 13%	47 17%	47 15%	42 20%	67 19%	11 14%	62 33%	25 13%	43 22%	39 26%	39 8%	60 29%	49 17%
		bc 100% def ef	zabcd	-	-	-	-	7% 21%	21% 21%	19% 19%	31% 31%	5% 28% zln	q	11% q	20% z	18% zln	18% q	27% z	22% s	
Camden	122 9%	-	122 100%	-	-	-	-	7 6%	17 6%	26 8%	16 7%	55 16%	10 13%	22 12%	6 3%	21 11%	21 14%	42 8%	13 6%	32 11%
		fhn	acde - f	100% z	acde	-	-	6% 14%	14% 21%	13% 13%	45% z	ghi 8% n	8% n	18% n	5% 17% n	17% z	34% n	11% z	26% n	
Enfield	490 38%	-	-	490 100%	-	-	-	46 37%	135 48%	165 51%	73 34%	71 21%	4 5%	15 8%	10 5%	55 29%	54 36%	352 71%	93 45%	81 28%
		abde - fklmn os	ef	100% z	abcd	-	-	9% k	28% z	34% z	15% k	14% j	1% 9%	3% 3%	2% 11% lmn	11% lmn	72% z	19% z	17% s	
Harin-gey	223 17%	-	-	223 100%	-	-	-	43 34%	59 21%	50 15%	42 20%	29 8%	43 56%	64 34%	62 33%	43 22%	11 7%	-	22 11%	38 13%
		abce - fklmn os	z	100% z	abc	-	-	19% z	26% k	22% k	19% k	13% j	19% z	29% z	28% z	19% z	5% q	-	10% z	17% s
Islin-gton	44 3%	-	-	-	44 100%	-	-	3 2%	10 4%	12 4%	7 3%	7 2%	6 8%	21 11%	9 5%	1 1%	-	3 1%	2 1%	11 4%
		abcd - fopqr	z	100% z	abcd	-	-	7% 23%	23% 27%	16% 16%	16% 16%	14% z	q	48% z	20% o	2% p	-	7% q	5% z	25% r
West-minster	196 15%	-	-	-	-	196 100%	-	10 8%	11 4%	24 7%	35 16%	116 34%	3 4%	5 3%	75 40%	29 15%	23 16%	61 12%	18 9%	74 26%
		abcd - eghil mqr	z	100% z	ab	-	-	5% 6%	6% 12%	18% gh	59% z	ghi 2%	3% p	38% z	15% lm	12% lm	31% lm	9% z	38% z	
Council Tax Band																				
A-B	125 10%	16 7%	7 6%	46 9%	43 19%	3 7%	10 5%	125 100%	-	-	-	-	12 16%	21 11%	17 9%	22 11%	9 6%	44 9%	2 1%	36 13%
		fhi 13% jkr	6% jkr	37% ef	34% z	2% abc	8% z	100% z	hi	zhi	-	-	10% p	17% z	14% z	18% z	7% z	35% z	2% z	29% r

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s

Overlap formulae used. * small base

NLSR Empty Properties

Table 41

Break A

Base : All

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	1295	219 17%	122 9%	490 38%	223 17%	44* 3%*	196 15%	125 10%	279 22%	324 25%	215 17%	345 27%	77* 6%*	189 15%	187 14%	192 15%	148 11%	497 38%	208 16%	285 22%
C	279 22%	47 21% bfg 17%f	17 14% 6%f	135 28% 48%zbf	59 26% 21%bf	10 23% 4%f	11 6% 4%	-	279 100% 100%zgi	-	-	-	18 23% 6%	36 19% 13%	40 21% 14%	44 23% 16%	22 15% 8%	118 24% 42%p	24 12% 9%	78 27% 28%zr
D	324 25%	47 21% fgh 15%f	26 21% 8%f	165 34% 51%zab	50 22% 15%f	12 27% 4%f	24 12% 7%	-	-	324 100% 100%zgh	-	-	23 30% 7%no	46 24% 14%	35 19% 11%	33 17% 10%	41 28% 13%o	145 29% 45%zno	55 26% 17%	72 25% 22%
E	215 17%	42 19% ghi 20%	16 13% 7%	73 15% 34%	42 19% 20%	7 16% 3%	35 18% 16%	-	-	-	215 100% 100%zgh	-	14 18% 7%	40 21% 19%q	30 16% 14%	35 18% 16%	28 19% 13%	68 14% 32%	50 24% 23%zs	39 14% 18%
F-H	345 27%	67 31% cdg 19%cde	55 45% 16%zacd	71 14% 21%	29 13% 8%	7 16% 2%	116 59% 34%zab	-	-	-	-	345 100% 100%zghi	9 12% 3%	44 23% 13%l	65 35% 19%zlmq	58 30% 17%l	48 32% 14%l	121 24% 35%l	76 37% 22%zs	59 21% 17%
Time Void																				
Pre 2000	77 6%	11 5% cfk 14%c	10 8% 13%cf	4 1% 5%	43 19% 56%zabc	6 14% 8%zacf	3 2% 4%	12 10% 16%k	18 6% 23%k	23 7% 30%k	14 7% 18%k	9 3% 12%	77 100% 100%zmno	-	-	-	-	-	8 4% 10%	20 7% 26%
2000-2003	189 15%	62 28% cfl 33%zbc	22 18% 12%cf	15 3% 8%	64 29% 34%zbc	21 48% 11%zabcd	5 3% 3%	21 17% 11%	36 13% 19%	46 14% 24%	40 19% 21%	44 13% 23%	-	189 100% 100%zinop	-	-	-	-	35 17% 19%	44 15% 23%
2004/Jan-Jun	187 14%	25 11% bci 13%bc	6 5% 3%	10 2% 5%	62 28% 33%zabc	9 20% 5%bc	75 38% 40%zab	17 14% 9%	40 14% 21%	35 11% 19%	30 14% 16%	65 19% 35%zi	-	-	187 100% 100%zlmop	-	-	-	26 13% 14%	50 18% 27%
2004/Jul-Dec	192 15%	43 20% cei 22%zce	21 17% 11%e	55 11% 29%	43 19% 22%zce	1 2% 1%	29 15% 15%e	22 18% 11%i	44 16% 23%i	33 10% 17%	35 16% 18%i	58 17% 30%i	-	-	-	192 100% 100%zlmn	-	-	30 14% 16%	37 13% 19%

Fieldwork Dates : 24 April - 10 July 2006

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Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s

Overlap formulae used. * small base

NLSR Empty Properties

Table 41

Break A

Base : All

	Total (z)	Local Authority					Council Tax Band					Time Void					Property type			
		Barnet (a)	Camden (b)	Enfield (c)	Haringey (d)	Islington (e)	Westminster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000-2003 (m)	2004/Jan-Jun (n)	2004/Jul-Dec (o)	2005/Qtr 1 (p)	2005/Qtr 2 (q)	H/B (r)	F/M (s)
Total	1295	219 17%	122 9%	490 38%	223 17%	44* 3%*	196 15%	125 10%	279 22%	324 25%	215 17%	345 27%	77* 6%*	189 15%	187 14%	192 15%	148 11%	497 38%	208 16%	285 22%
2005/Qtr 1	148 11%	39 18%	21 17%	54 11%	11 5%	-	23 12%	9 7%	22 8%	41 13%	28 13%	48 14%	-	-	-	-	148 100%	-	24 12%	24 8%
		deh 26%zcd	14%zde	36%de	7%	-	16%de	6%	15%	28%	19%	32%gh	-	-	-	-	100%zlmn	-	16%	16%
		Imno q	Imno e q														oq			
2005/Qtr 2	497 38%	39 18%	42 34%	352 72%	-	3 7%	61 31%	44 35%	118 42%	145 45%	68 32%	121 35%	-	-	-	-	-	497 100%	85 41%	110 39%
		ade 8% d	8%ade	71%zabd	-	1% d	12%ade	9%	24%j	29%zj	14%	24%	-	-	-	-	-	100%zlm	17%	22%
		jlmo p	jlmo p	ef						k								nop		
Property type																				
H/B	208 16%	60 27%	13 11%	93 19%	22 10%	2 5%	18 9%	2 2%	24 9%	55 17%	50 23%	76 22%	8 10%	35 19%	26 14%	30 16%	24 16%	85 17%	208 100%	-
		ghs	ghs ef	def 29%zabcd	6%	45%zbd	11%	1%	12%g	26%gh	24%zg	37%zgh	4%	17%	13%	14%	12%	41%	100%zs	-
		ghs	ghs ef	ef						h										
F/M	285 22%	49 22%	32 26%	81 17%	38 17%	11 25%	74 38%	36 29%	78 28%	72 22%	39 18%	59 17%	20 26%	44 23%	50 27%	37 19%	24 16%	110 22%	-	285 100%
		cdk 17%	11%cd	28%	13%	4%	26%za	13%jk	27%zj	25%	14%	21%	7%	15%	18%p	13%	8%	39%	-	100%zr
		r	r				bcd		k											

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base

NLSR Empty Properties

Table 42

Break A

Base : All

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/encourage		Services/prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always/often (n)	Some times (o)	Never (p)	Any (q)	None/blank (r)	Any (s)	None/blank (t)	<6 mnths (u)
Total	1295	373 29%	118 9%	56* 4%*	432 33%	118 9%	216 17%	135 10%	248 19%	152 12%	199 15%	278 21%	156 12%	329 25%	98* 8%*	197 15%	182 14%	170 13%	373 29%	182 14%	361 28%	205 16%
Local Authority																						
Barnet	219 17%	88 24% 40%z	21 18% 10%	10 18% 5%	98 23% 45%z	17 14% 8%	41 19% 19%	47 35% 21%ze	50 20% 23%	40 26% 18%z	54 27% 25%zk	51 18% 23%	38 24% 17%z	71 22% 32%z	23 23% 11%	50 25% 23%z	32 18% 15%	45 26% 21%z	72 19% 33%	47 26% 21%z	70 19% 32%	41 20% 19%
Camden	122 9%	35 9% h 29%	9 8% 7%	10 18% 8%zd	36 8% 30%	15 13% 12%	21 10% 17%	8 6% 7%	15 6% 12%	25 16% 20%zh	21 11% 17%	24 9% 20%	12 8% 10%	34 10% 28%	11 11% 9%	20 10% 16%	15 8% 12%	13 8% 11%	35 9% 29%	16 9% 13%	32 9% 26%	19 9% 16%
Enfield	490 38%	138 37% bc 28%	33 28% 7%	13 23% 3%	158 37% 32%c	35 30% 7%	84 39% 17%	48 36% 10%	99 40% 20%i	42 28% 9%	56 28% 11%	116 42% 24%j	53 34% 11%	120 36% 24%	37 38% 8%	70 36% 14%	63 35% 13%	65 38% 13%	124 33% 25%	68 37% 14%	121 34% 25%	81 40% 17%
Harin-gey	223 17%	51 14% ab 23%	11 9% 5%	12 21% 5%d	50 12% 22%	18 15% 8%	31 14% 14%	11 8% 5%	32 13% 14%	20 13% 9%	16 8% 7%	45 16% 20%j	13 8% 6%	47 14% 21%	17 17% 8%o	18 9% 8%	24 13% 11%	19 11% 9%	56 15% 25%	20 11% 9%	55 15% 25%	21 10% 9%
Islin-gton	44 3%	7 2% ah 16%	6 5% 14%	3 5% 7%	9 2% 20%	6 5% 14%f	3 1% 7%	2 1% 5%	3 1% 7%	5 3% 11%	5 3% 11%	3 1% 7%	6 2% 14%	4 3% 9%	3 3% 7%	1 1% 2%	6 3% 14%o	4 2% 9%	10 3% 23%	4 2% 9%	10 3% 23%	4 2% 9%
West-minster	196 15%	54 14% n 28%	38 32% 19%za	8 14% 4%	81 19% 41%z	27 23% 14%z	36 17% 18%	19 14% 10%	49 20% 25%z	20 13% 10%	47 24% 24%zk	39 14% 20%	36 23% 18%zm	51 16% 26%	7 7% 4%	38 19% 19%n	42 23% 21%zn	24 14% 12%	76 20% 39%z	27 15% 14%	73 20% 37%z	39 19% 20%
Council Tax Band																						
A-B	125 10%	30 8% df 24%	10 8% 8%	14 25% 11%zd	26 6% 21%	29 25% 23%zfg	11 5% 9%g	- --	19 8% 15%	11 7% 9%	10 5% 8%	29 10% 23%j	15 10% 12%	25 8% 20%	8 8% 6%	17 9% 14%	15 8% 12%	19 11% 15%r	22 6% 18%	18 10% 14%	23 6% 18%	10 5% 8%
C	279 22%	80 21% g 29%	20 17% 7%	11 20% 4%	88 20% 32%	40 34% 14%zf	44 20% 16%g	14 10% 5%	54 22% 19%	33 22% 12%	46 23% 16%	54 19% 19%	36 23% 13%	65 20% 23%	27 28% 10%	37 19% 13%	34 19% 12%	43 25% 15%	70 19% 25%	46 25% 16%	67 19% 24%	43 21% 15%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 42

Break A

Base : All

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/ encourage		Services/ prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always /often (n)	Some times (o)	Never (p)	Any (q)	None/ blank (r)	Any (s)	None/ blank (t)	<6 mnths (u)
Total	1295	373 29%	118 9%	56* 4%*	432 33%	118 9%	216 17%	135 10%	248 19%	152 12%	199 15%	278 21%	156 12%	329 25%	98* 8%*	197 15%	182 14%	170 13%	373 29%	182 14%	361 28%	205 16%
D	324 25%	93 25% 29%	35 30% 11%	18 32% 6%	109 25% 34%	24 20% 7%	66 31% 20%ze	30 22% 9%	54 22% 17%	47 31% 15%h	52 26% 16%	69 25% 21%	30 19% 9%	93 28% 29%l	20 20% 6%	48 24% 15%	50 27% 15%	46 27% 14%	95 25% 29%	47 26% 15%	94 26% 29%	51 25% 16%
E	215 17%	70 19% c	17 14% 8%	4 7% 2%	83 19% 39%c	16 14% 7%	39 18% 18%	26 19% 12%	45 18% 21%	31 20% 14%	29 15% 13%	55 20% 26%	28 18% 13%	60 18% 28%	17 17% 8%	37 19% 17%	34 19% 16%	27 16% 13%	69 18% 32%	34 19% 16%	62 17% 29%	41 20% 19%
F-H	345 27%	99 27% ce	35 30% 29%	8 14% 2%	125 29% 36%c	8 7% 2%	56 26% 16%e	64 47% 19%ze	75 30% 22%i	30 20% 9%	61 31% 18%	71 26% 21%	46 29% 13%	85 26% 25%	25 26% 7%	58 29% 17%	48 26% 14%	34 20% 10%	116 31% 34%zq	36 20% 10%	114 32% 33%zs	59 29% 17%
Time Void																						
Pre 2000	77 6%	24 6% l	4 3% 5%	6 11% 8%	22 5% 29%	9 8% 12%	12 6% 16%	4 3% 5%	9 4% 12%	11 7% 14%	9 5% 12%	18 6% 23%	2 1% 3%	26 8% 34%l	5 5% 6%	10 5% 13%	12 7% 16%	9 5% 12%	24 6% 31%	12 7% 16%	21 6% 27%	7 3% 9%
2000-2003	189 15%	64 17% u	16 14% 8%	13 23% 7%	67 16% 35%	18 15% 10%	35 16% 19%	24 18% 13%	34 14% 18%	28 18% 15%	24 12% 13%	50 18% 26%	18 12% 10%	60 18% 32%z	16 16% 8%	33 17% 17%	27 15% 14%	27 16% 14%	60 16% 32%	23 13% 12%	64 18% 34%	18 9% 10%
2004/Jan-Jun	187 14%	50 13% 27%	28 24% 15%za	12 21% 6%	60 14% 32%	20 17% 11%	35 16% 19%	16 12% 9%	35 14% 19%	27 18% 14%	33 17% 18%	37 13% 20%	22 14% 12%	49 15% 26%	14 14% 7%	23 12% 12%	33 18% 18%	22 13% 12%	63 17% 34%	25 14% 13%	60 17% 32%	21 10% 11%
2004/Jul-Dec	192 15%	52 14% jp	15 13% 8%	6 11% 3%	61 14% 32%	18 15% 9%	29 13% 15%	17 13% 9%	33 13% 17%	20 13% 10%	20 10% 10%	45 16% 23%	16 10% 8%	50 15% 26%	16 16% 8%	31 16% 16%	17 9% 9%	22 13% 11%	53 14% 28%	25 14% 13%	50 14% 26%	32 16% 17%
2005/Qtr 1	148 11%	37 10% 25%	11 9% 7%	3 5% 2%	44 10% 30%	8 7% 5%	19 9% 13%	18 13% 12%	24 10% 16%	16 11% 11%	25 13% 17%	23 8% 16%	17 11% 11%	31 9% 21%	8 8% 5%	22 11% 15%	16 9% 11%	15 9% 10%	37 10% 25%	14 8% 9%	38 11% 26%	31 15% 21%
2005/Qtr 2	497 38%	146 39% 29%	44 37% 9%	16 29% 3%	178 41% 36%	45 38% 9%	86 40% 17%	56 41% 11%	113 46% 23%zi	50 33% 10%	88 44% 18%	105 38% 21%	81 52% 16%zm	113 34% 23%	39 40% 8%	78 40% 16%	77 42% 15%	75 44% 15%	136 36% 27%	83 46% 17%zt	128 35% 26%	96 47% 19%z
Property type																						
H/B	208 16%	173 46% 83%zb	32 27% 15%z	7 13% 3%	198 46% 95%zc	12 10% 6%	76 35% 37%ze	113 84% 54%ze	97 39% 47%z	60 39% 29%z	75 38% 36%z	126 45% 61%z	70 45% 34%z	135 41% 65%z	43 44% 21%z	85 43% 41%z	74 41% 36%z	71 42% 34%z	137 37% 66%z	73 40% 35%z	135 37% 65%z	95 46% 46%z

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 42

Break A

Base : All

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/ encourage		Services/ prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always /often (n)	Some times (o)	Never (p)	Any (q)	None/ blank (r)	Any (s)	None/ blank (t)	<6 mnts (u)
Total	1295	373 29%	118 9%	56* 4%*	432 33%	118 9%	216 17%	135 10%	248 19%	152 12%	199 15%	278 21%	156 12%	329 25%	98* 8%*	197 15%	182 14%	170 13%	373 29%	182 14%	361 28%	205 16%
F/M	285 22%	199 53% 70%z	81 69% 28%za	44 79% 15%zd	234 54% 82%z	104 88% 36%zf	139 64% 49%zg	22 16% 8%	149 60% 52%z	91 60% 32%z	119 60% 42%z	152 55% 53%z	86 55% 30%z	190 58% 67%z	54 55% 19%z	110 56% 39%z	107 59% 38%z	98 58% 34%z	187 50% 66%z	109 60% 38%zt	176 49% 62%z	108 53% 38%z

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 43

Break A

Base : All

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	1295	219 17%	122 9%	490 38%	223 17%	44* 3%*	196 15%	125 10%	279 22%	324 25%	215 17%	345 27%	77* 6%*	189 15%	187 14%	192 15%	148 11%	497 38%	208 16%	285 22%
Own																				
PI	373 29%	88 40% d 24%zabcd ef	35 29% 9%	138 28% 37%	51 23% 14%	7 16% 2%	54 28% 14%	30 24% 8%	80 29% 21%	93 29% 25%	70 33% 19%	99 29% 27%	24 31% 6%	64 34% 17%	50 27% 13%	52 27% 14%	37 25% 10%	146 29% 39%	173 83% 46%zs	199 70% 53%z
C/B	118 9%	21 10% cd 18%	9 7% 8%	33 7% 28%	11 5% 9%	6 14% 5% d	38 19% 32%zab cd	10 8% 8%	20 7% 17%	35 11% 30%	17 8% 14%	35 10% 30%	4 5% 3%	16 8% 14%	28 15% 24%zlop	15 8% 13%	11 7% 9%	44 9% 37%	32 15% 27%z	81 28% 69%zr
With commercial																				
Yes	56 4%	10 5% cjk 18%	10 8% 18%zc	13 3% 23%	12 5% 21%	3 7% 5%	8 4% 14%	14 11% 25%zh ijk	11 4% 20%	18 6% 32%jk	4 2% 7%	8 2% 14%	6 8% 11%p	13 7% 23%pq	12 6% 21%	6 3% 11%	3 2% 5%	16 3% 29%	7 3% 13%	44 15% 79%zr
No	432 33%	98 45% dg 23%zabcd e	36 30% 8%	158 32% 37% d	50 22% 12%	9 20% 2%	81 41% 19%zbc de	26 21% 6%	88 32% 20% g	109 34% 25% g	83 39% 19% g	125 36% 29% g	22 29% 5%	67 35% 16%	60 32% 14%	61 32% 14%	44 30% 10%	178 36% 41%	198 95% 46%zs	234 82% 54%z
No. of rooms																				
1-2	118 9%	17 8% ck 14%	15 12% 13%	35 7% 30%	18 8% 15%	6 14% 5%	27 14% 23%za c	29 23% 25%zh ijk	40 14% 34%zi jk	24 7% 20% k	16 7% 14% k	8 2% 7% k	9 12% 8%	18 10% 15%	20 11% 17%	18 9% 15%	8 5% 7%	45 9% 38%	12 6% 10%	104 36% 88%zr
3-4	216 17%	41 19% g 19%	21 17% 10%	84 17% 39%	31 14% 14%	3 7% 1%	36 18% 17%	11 9% 5%	44 16% 20%	66 20% 31%zg	39 18% 18% g	56 16% 26% g	12 16% 6%	35 19% 16%	35 19% 16%	29 15% 13%	19 13% 9%	86 17% 40%	76 37% 35%z	139 49% 64%zr
5+	135 10%	47 21% dgh 35%zabcd ef	8 7% 6%	48 10% 36% d	11 5% 8%	2 5% 1%	19 10% 14%	- - - e	14 5% 10% g	30 9% 22% gh	26 12% 19% gh	64 19% 47% zghi	4 5% 3%	24 13% 18%	16 9% 12%	17 9% 13%	18 12% 13%	56 11% 41%	113 54% 84%zs	22 8% 16%
Condition																				
Good	248 19%	50 23% bde 20% bde	15 12% 6%	99 20% 40% be	32 14% 13%	3 7% 1%	49 25% 20% zbd e	19 15% 8%	54 19% 22%	54 17% 22%	45 21% 18%	75 22% 30%	9 12% 4%	34 18% 14%	35 19% 14%	33 17% 13%	24 16% 10%	113 23% 46% zi	97 47% 39% z	149 52% 60% z

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base

NLSR Empty Properties

Table 43

Break A

Base : All

	Total (z)	Local Authority					Council Tax Band					Time Void					Property type			
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	1295	219 17%	122 9%	490 38%	223 17%	44* 3%*	196 15%	125 10%	279 22%	324 25%	215 17%	345 27%	77* 6%*	189 15%	187 14%	192 15%	148 11%	497 38%	208 16%	285 22%
Poor	152 12%	40 18%	25 20%	42 9%	20 9%	5 11%	20 10%	11 9%	33 12%	47 15%	31 14%	30 9%	11 7%	28 15%	27 18%	20 13%	16 11%	50 33%	60 39%z	91 60%z
Own OP		ck 26%zcd f	16%zcdf	28%	13%	3%	13%	7%	22%	31%k	20%k	20%	7%	18%	18%	13%	11%	33%	39%z	60%z
Yes	199 15%	54 25%	21 17%	56 11%	16 7%	5 11%	47 24%	10 8%	46 16%	52 16%	29 13%	61 18%	9 12%	24 13%	33 18%	20 10%	25 17%	88 18%	75 36%	119 42%
No	278 21%	51 23%	24 20%	116 24%	45 20%	3 7%	39 20%	29 23%	54 19%	69 21%	55 26%	71 21%	18 6%	50 26%	37 20%	45 23%	23 16%	105 21%	126 61%	152 53%
Mortgage		e 18%e	9%e	42%e	16%e	1%	14%e	10%	19%	25%	20%	26%	6%	18%p	13%	16%	8%	38%	45%z	55%z
Yes	156 12%	38 17%	12 10%	53 11%	13 6%	4 9%	36 18%	15 12%	36 13%	30 9%	28 13%	46 13%	2 3%	18 10%	22 12%	16 8%	17 11%	81 16%	70 34%	86 30%
No	329 25%	71 32%	34 28%	120 24%	47 21%	6 14%	51 26%	25 20%	65 23%	93 29%	60 28%	85 25%	26 8%pq	60 32%	49 26%	50 26%	31 21%	113 23%	135 65%	190 67%
Problems		e	22%zcd	10%	36%	14%	2%	16%	8%	20%	28%	18%	26%	18%zpq	15%	15%	9%	34%	41%z	58%z
Always /often	98 8%	23 11%	11 9%	37 8%	17 8%	3 7%	7 4%	8 6%	27 10%	20 6%	17 8%	25 7%	5 6%	16 8%	14 7%	16 8%	8 5%	39 8%	43 21%	54 19%
Sometimes	197 15%	50 23%	20 16%	70 14%	18 8%	1 2%	38 19%	17 14%	37 13%	48 15%	37 17%	58 17%	10 5%	33 17%	23 12%	31 16%	22 15%	78 16%	85 41%	110 39%
Never	182 14%	32 15%	15 12%	63 13%	24 11%	6 14%	42 21%	15 12%	34 12%	50 15%	34 16%	48 14%	12 7%	27 15%	33 18%o	17 9%	16 11%	77 15%	74 36%	107 38%
		o 18%	8%	35%	13%	3%	23%zbc d	8%	19%	27%	19%	26%	7%	15%	18%o	9%	9%	42%o	41%z	59%z

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s

Overlap formulae used. * small base

NLSR Empty Properties

Table 43

Break A

Base : All

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type	
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)
Total	1295	219 17%	122 9%	490 38%	223 17%	44* 3%*	196 15%	125 10%	279 22%	324 25%	215 17%	345 27%	77* 6%*	189 15%	187 14%	192 15%	148 11%	497 38%	208 16%	285 22%
Services/encourage																				
Any	170 13%	45 21%	13 11%	65 13%	19 9%	4 9%	24 12%	19 15%	43 15%	46 14%	27 13%	34 10%	9 12%	27 14%	22 12%	22 11%	15 10%	75 15%	71 34%	98 34%
		dk 26% zbcdf	8%	38%	11%	2%	14%	11%	25% k	27%	16%	20%	5%	16%	13%	13%	9%	44%	42% z	58% z
None/blank	373 29%	72 33%	35 29%	124 25%	56 25%	10 23%	76 39%	22 18%	70 25%	95 29%	69 32%	116 34%	24 31%	60 32%	63 34%	53 28%	37 25%	136 27%	137 66%	187 66%
		cg 19% c	9%	33%	15%	3%	20% zcd e	6%	19%	25% g	18% g	31% zgh	6%	16%	17%	14%	10%	36%	37% z	50% z
Services/prefer																				
Any	182 14%	47 21%	16 13%	68 14%	20 9%	4 9%	27 14%	18 14%	46 16%	47 15%	34 16%	36 10%	12 16%	23 12%	25 13%	25 13%	14 9%	83 17%	73 35%	109 38%
		dk 26% zcdf	9%	37%	11%	2%	15%	10%	25% k	26%	19%	20%	7%	13%	14%	14%	8%	46% zp	40% z	60% z
None/blank	361 28%	70 32%	32 26%	121 25%	55 25%	10 23%	73 37%	23 18%	67 24%	94 29%	62 29%	114 33%	21 27%	64 34%	60 32%	50 26%	38 26%	128 26%	135 65%	176 62%
		cg 19% c	9%	34%	15%	3%	20% zbc d	6%	19%	26% g	17% g	32% zgh	6%	18% zq	17%	14%	11%	35%	37% z	49% z
Occupied																				
<6 mnths	205 16%	41 19%	19 16%	81 17%	21 9%	4 9%	39 20%	10 8%	43 15%	51 16%	41 19%	59 17%	7 9%	18 10%	21 11%	32 17%	31 21%	96 19%	95 46%	108 38%
		dgm 20% d	9%	40% d	10%	2%	19% d	5%	21% g	25% g	20% g	29% g	3%	9%	10%	16% m	15% lmn	47% zlm	46% z	53% z
																	n			

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s

Overlap formulae used. * small base

NLSR Empty Properties

Table 44

Break A

Base : All

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/ encourage		Services/ prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always /often (n)	Some times (o)	Never (p)	Any (q)	None/ blank (r)	Any (s)	None/ blank (t)	<6 mnths (u)
Total	1295	373 29%	118 9%	56* 4%*	432 33%	118 9%	216 17%	135 10%	248 19%	152 12%	199 15%	278 21%	156 12%	329 25%	98* 8%*	197 15%	182 14%	170 13%	373 29%	182 14%	361 28%	205 16%
Own																						
PI	373 29%	373 100%	- -	23 41%	345 80%	90 76%	168 78%	104 77%	204 82%	98 64%	117 59%	249 90%	126 81%	243 74%	84 86%	159 81%	118 65%	141 83%	232 62%	144 79%	229 63%	167 81%
		b 100%zb	- -	6%z 92%zc	24%z 45%z	28%z 28%z	55%zi 26%z	31%z 67%zj	34%z 65%z	23%zp 43%zp	32%z 32%z	38%zr 62%z	39%zt 61%z	45%z								
C/B	118 9%	- -	118 100%	32 57%	80 19%	27 23%	46 21%	27 20%	39 16%	51 34%	79 40%	24 9%	26 17%	82 25%	14 14%	35 18%	59 32%	29 17%	89 24%	37 20%	81 22%	32 16%
		a - 100%za	27%zd 68%z	23%z 39%z	23%z 39%z	33%z 43%zh	67%zk 20%	22%z 69%zl	12%z 30%z	50%zn	25%z 75%z	31%z 69%z	27%z									
With commercial																						
Yes	56 4%	23 6%	32 27%	56 100%	- -	21 18%	22 10%	7 5%	18 7%	26 17%	35 18%	17 6%	15 10%	40 12%	8 8%	20 10%	23 13%	19 11%	37 10%	20 11%	36 10%	12 6%
		d 41%z	57%z 100%zd	- -	38%zf 39%z	13% 13%	32%z 46%zh	63%zk 30%	27%z 71%z	14%z 36%z	41%z 41%z	34%z 66%z	36%z 64%z	21%								
No	432 33%	345 92%	80 68%	- -	432 100%	97 82%	190 88%	127 94%	227 92%	125 82%	158 79%	259 93%	139 89%	286 87%	88 90%	176 89%	157 86%	149 88%	283 76%	161 88%	271 75%	188 92%
		c 80%zb	19%z - 100%zc	22%z 44%z	29%ze 53%zi	29%z 37%z	60%zj 32%z	66%z 20%z	41%z 89%	36%z 20%z	41%z 36%z	34%zr 66%z	37%zt 63%z	44%z								
No. of rooms																						
1-2	118 9%	90 24%	27 23%	21 38%	97 22%	118 100%	- -	- -	64 26%	39 26%	48 24%	63 23%	44 28%	69 21%	22 22%	43 22%	47 26%	41 24%	77 21%	45 25%	73 20%	38 19%
		fg 76%z	23%z 18%zd	82%z 82%z	100%zfg	- -	54%z 33%z	41%z 53%z	37%z 58%z	19%z 36%z	40%z 40%z	35%z 65%z	38%z 62%z	32%z								
3-4	216 17%	168 45%	46 39%	22 39%	190 44%	- -	216 100%	- -	118 48%	62 41%	82 41%	130 47%	62 40%	153 47%	47 48%	95 48%	70 38%	81 48%	135 36%	90 49%	126 35%	85 41%
		eg 78%z	21%z 10%z	88%z 88%z	- -	100%zeg	- -	55%z 29%z	38%z 60%z	29%z 38%z	60%z 29%z	71%z 71%z	22%z 38%zr	44%z 63%z	32%z 42%zt	38%zr 63%z	44%z 42%zt	38%zr 63%z	44%z 42%zt	58%z 58%z	39%z 39%z	
5+	135 10%	104 28%	27 23%	7 13%	127 29%	- -	- -	135 100%	60 24%	44 29%	52 26%	78 28%	46 29%	88 27%	28 29%	49 25%	54 30%	46 27%	89 24%	44 24%	91 25%	71 35%
		ef 77%z	20%z 5%	94%zc	- -	100%ze	44%z 33%z	39%z 58%z	34%z 65%z	21%z 36%z	40%z 40%z	34%z 66%z	33%z 67%z	53%z								
Condition																						
Good	248 19%	204 55%	39 33%	18 32%	227 53%	64 54%	118 55%	60 44%	248 100%	- -	83 42%	157 56%	85 54%	159 48%	43 44%	96 49%	100 55%	74 44%	174 47%	90 49%	158 44%	136 66%
		i 82%zb	16%z 7%z	92%zc	26%z 48%z	24%z 24%z	100%zi	- -	42% 33%z	56% 63%zj	54% 34%z	48% 64%z	17%z 40%z	44%z 70%z	49%z 39%z	55%z 40%z	44%z 30%z	47%z 70%z	49%z 36%z	44%z 64%z	55%z 55%z	
Poor	152 12%	98 26%	51 43%	26 46%	125 29%	39 33%	62 29%	44 33%	- -	152 100%	73 37%	73 26%	40 26%	108 33%	41 42%	60 30%	46 25%	65 38%	87 23%	63 35%	89 25%	41 20%
		h 64%z	34%za 17%zd	82%z 26%z	41%z 41%z	29%z 29%z	- -	100%zh	48%zk 48%z	26%z 71%z	27%zp 39%z	30%z 30%z	43%zr 57%z	41%zt 59%z	27%z							

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 44

Break A

Base : All

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/encourage		Services/prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always/often (n)	Sometimes (o)	Never (p)	Any (q)	None/blank (r)	Any (s)	None/blank (t)	<6 mnths (u)
Total	1295	373 29%	118 9%	56* 4%*	432 33%	118 9%	216 17%	135 10%	248 19%	152 12%	199 15%	278 21%	156 12%	329 25%	98* 8%*	197 15%	182 14%	170 13%	373 29%	182 14%	361 28%	205 16%
Own OP																						
Yes	199 15%	117 31%	79 67%	35 63%	158 37%	48 41%	82 38%	52 39%	83 33%	73 48%	199 100%	-	64 41%	128 39%	35 36%	83 42%	70 38%	67 39%	132 35%	70 38%	129 36%	80 39%
No	278 21%	249 67%	24 20%	17 30%	259 60%	63 53%	130 60%	78 58%	157 63%	73 48%	-	278 100%	88 56%	188 57%	62 63%	110 56%	100 55%	99 58%	179 48%	105 58%	173 48%	120 59%
Mortgage																						
Yes	156 12%	126 34%	26 22%	15 27%	139 32%	44 37%	62 29%	46 34%	85 34%	40 26%	64 32%	88 32%	156 100%	-	36 37%	62 31%	56 31%	61 36%	95 25%	67 37%	89 25%	75 37%
No	329 25%	243 65%	82 69%	40 71%	286 66%	69 58%	153 71%	88 65%	159 64%	108 71%	128 64%	188 68%	-	329 100%	62 63%	134 68%	125 69%	109 64%	220 59%	115 63%	214 59%	125 61%
Problems																						
Always /often	98 8%	84 23%	14 12%	8 14%	88 20%	22 19%	47 22%	28 21%	43 17%	41 27%	35 18%	62 22%	36 23%	62 19%	98 100%	-	-	62 36%	36 10%	57 31%	41 11%	40 20%
Sometimes	197 15%	159 43%	35 30%	20 36%	176 41%	43 36%	95 44%	49 36%	96 39%	60 39%	83 42%	110 40%	62 40%	134 41%	-	197 100%	-	77 45%	120 32%	80 44%	117 32%	80 39%
Never	182 14%	118 32%	59 50%	23 41%	157 36%	47 40%	70 32%	54 40%	100 40%	46 30%	70 35%	100 36%	56 36%	125 38%	-	-	182 100%	28 16%	154 41%	42 23%	140 39%	75 37%
Services/encourage																						
Any	170 13%	141 38%	29 25%	19 34%	149 34%	41 35%	81 38%	46 34%	74 30%	65 43%	67 34%	99 36%	61 39%	109 33%	62 63%	77 39%	28 15%	170 100%	-	148 81%	22 6%	57 28%
None/blank	373 29%	232 62%	89 75%	37 66%	283 66%	77 65%	135 63%	89 66%	174 70%	87 57%	132 66%	179 64%	95 61%	220 67%	36 37%	120 61%	154 85%	-	373 100%	34 19%	339 94%	148 72%

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 44

Break A

Base : All

	Total (z)	Own		With commercial		No. of rooms			Condition		Own OP		Mortgage		Problems			Services/encourage		Services/prefer		Occupied
		PI (a)	C/B (b)	Yes (c)	No (d)	1-2 (e)	3-4 (f)	5+ (g)	Good (h)	Poor (i)	Yes (j)	No (k)	Yes (l)	No (m)	Always/often (n)	Some times (o)	Never (p)	Any (q)	None/blank (r)	Any (s)	None/blank (t)	<6 mnths (u)
Total	1295	373 29%	118 9%	56* 4%*	432 33%	118 9%	216 17%	135 10%	248 19%	152 12%	199 15%	278 21%	156 12%	329 25%	98* 8%*	197 15%	182 14%	170 13%	373 29%	182 14%	361 28%	205 16%
Services/prefer																						
Any	182 14%	144 39%	37 31%	20 36%	161 37%	45 38%	90 42%	44 33%	90 36%	63 41%	70 35%	105 38%	67 43%	115 35%	57 58%	80 41%	42 23%	148 87%	34 9%	182 100%	- -	63 31%
		rt 79%z	20%z	11%z	88%z	25%z	49%z	24%z	49%z	35%z	38%z	58%z	37%z	63%z	31%zo	44%zp	23%z	81%zr	19%	100%zt	-	35%z
None/blank	361 28%	229 61%	81 69%	36 64%	271 63%	73 62%	126 58%	91 67%	158 64%	89 59%	129 65%	173 62%	89 57%	214 65%	41 42%	117 59%	140 77%	22 13%	339 91%	- -	361 100%	142 69%
		qs 63%z	22%z	10%z	75%z	20%z	35%z	25%z	44%z	25%z	36%z	48%z	25%z	59%z	11%z	32%zn	39%zno	6%	94%zq	-	100%zs	39%z
Occupied																						
<6 mnths	205 16%	167 45%	32 27%	12 21%	188 44%	38 32%	85 39%	71 53%	136 55%	41 27%	80 40%	120 43%	75 48%	125 38%	40 41%	80 41%	75 41%	57 34%	148 40%	63 35%	142 39%	205 100%
		81%zb	16%z	6%	92%zc	19%z	41%z	35%ze	66%zi	20%z	39%z	59%z	37%zm	61%z	20%z	39%z	37%z	28%z	72%z	31%z	69%z	100%z

Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b - z/c/d - z/e/f/g - z/h/i - z/j/k - z/l/m - z/n/o/p - z/q/r - z/s/t - z/u

Overlap formulae used. * small base

NLSR Empty Properties

Table 1

Q.1 Are you currently the owner of this property or responsible for it?

Base : All

	Total (z)	Local Authority						Council Tax Band					Time Void						Property type		
		Barnet (a)	Camden (b)	Enfield (c)	Harin- gey (d)	Islin- gton (e)	West- minster (f)	A-B (g)	C (h)	D (i)	E (j)	F-H (k)	Pre 2000 (l)	2000- 2003 (m)	2004/ Jan-Jun (n)	2004/ Jul-Dec (o)	2005/ Qtr 1 (p)	2005/ Qtr 2 (q)	H/B (r)	F/M (s)	
Total	1295	219	122	490	223	44*	196	125	279	324	215	345	77*	189	187	192	148	497	208	285	
Yes	930	188	75	315	164	31	157	86	195	233	157	257	66	145	151	126	83	357	208	285	
		72% bco	86% zbc	61%	64%	74% bc	70%	80% zb	69%	70%	72%	73%	74%	86% zop	77% op	81% zopq	66%	56%	72% p	100% z	100% z
Owner	752	166	54	251	144	25	112	69	166	184	128	204	57	116	118	96	63	301	166	201	
		58% bco	76% zbc	44%	51%	65% zbc	57%	57% b	55%	59%	57%	60%	59%	74% zop	61% op	63% op	50%	43%	61% op	80% zs	71% z
Responsible	178	22	21	64	20	6	45	17	29	49	29	53	9	29	33	30	20	56	42	84	
		14% dq	10%	17% d	13%	9%	14%	23% za	14%	10%	15%	13%	15%	12%	15%	18% q	16%	14%	11%	20% z	29% zr
No - Not owner/ responsible	351	28	47	171	57	13	34	36	83	88	56	83	11	41	33	65	64	134	-	-	
		27% af	13%	39% zadf	35% zad	26% af	30% a	29%	30%	27%	26%	24%	14%	22%	18%	34% zlm	43% zlm	27% ln	-	-	
Blank	14	3	-	4	2	-	5	3	1	3	2	5	-	3	3	1	1	6	-	-	
	1%	1%	-	1%	1%	-	3% z	2%	*	1%	1%	1%	-	2%	2%	1%	1%	1%	-	-	

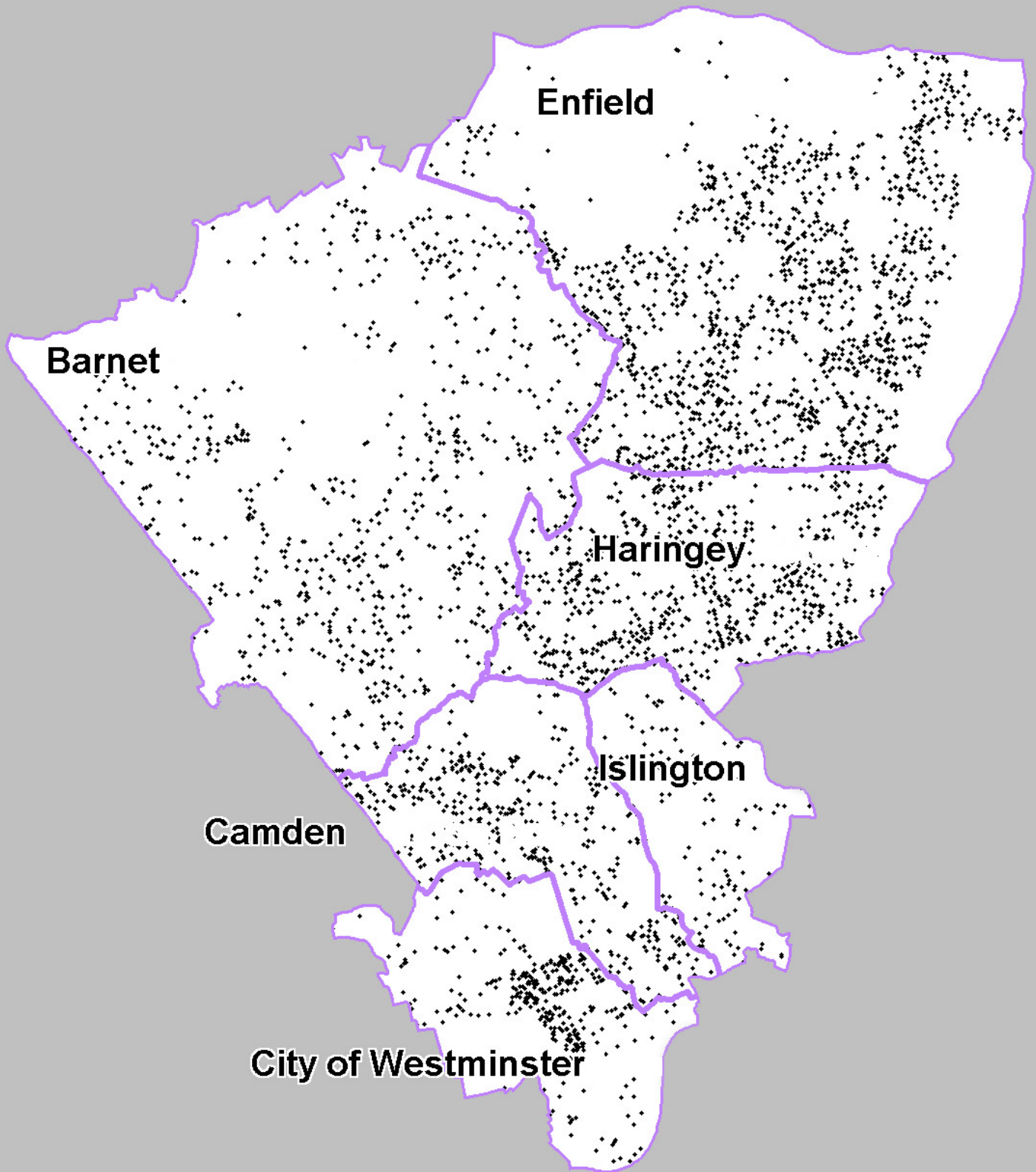
Fieldwork Dates : 24 April - 10 July 2006

Source : Market & Opinion Research International (JN: 26608)

Proportions/Mean: Columns Tested (5% risk level) - z/a/b/c/d/e/f - z/g/h/i/j/k - z/l/m/n/o/p/q - z/r/s
Overlap formulae used. * small base

Appendices

Map of Empty Properties



Enfield

Barnet

Haringey

Islington

Camden

City of Westminster

Questionnaires

Ipsos MORI, 79-81 Borough Road, London SE1 1FY

OWNER
ADDRESS1
ADDRESS2
ADDRESS3
ADDRESS4
ADDRESS5
POSTCODE

Serial Number:

21 April 2006

Dear Owner

Survey of Empty Properties

PLEASE COMPLETE THIS QUESTIONNAIRE FOR:
<pre-print from database>

Ipsos MORI, the independent polling and research organisation, is carrying out a postal survey for the North London Sub-Region (NLSR) with private owners of empty properties. The NLSR covers six London Boroughs: Barnet, Camden, Enfield, Haringey, Islington and Westminster.

The purpose of this research is to help in understanding the various reasons why properties are left empty. We also want to see whether offering different sorts of assistance to owners could help to bring them back into use. The findings from this research should help to improve the services available to owners of empty properties in a way which meets their needs.

Ipsos MORI was selected to carry out this survey because we are a completely independent research organisation. The six London Boroughs have provided us only with the addresses of empty properties and their owners. I would like to re-assure you that all your answers will be completely confidential. The information you give us in completing the questionnaire will be seen only by Ipsos MORI and not by the council or any other body. It will be used for research purposes only, and it will not be possible for any individual person or property to be identified in the survey findings.

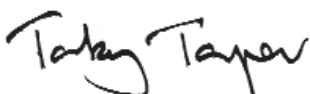
However, if the information about this property is incorrect – ie you are not the owner/responsible for it, and/or it is occupied – and you would like to let your council know, then you can contact them on Freephone 0800 953 6305.

The questionnaire should take just a few minutes to complete. If you own more than one empty property at different locations, you should receive a questionnaire for each one separately; if you own more than one empty property at the same location, there is only one questionnaire to cover all of them. Once you have completed the questionnaire, please return it to Ipsos MORI in the reply-paid envelope provided by 19 May 2006.

If you complete and return the questionnaire, you will be entered in a Prize Draw, with one owner randomly selected to receive a cheque for £250.

We very much hope that you will take part in this survey, and would like to thank you in advance for your help.

Yours sincerely



Professor Toby Taper
Director, Social Research

North London Sub-Region Empty Properties

I would like to re-assure you that all your answers will be completely confidential. The information you give us in completing this questionnaire will be seen only by Ipsos MORI, and not by the council or any other body. It will be used for research purposes only, and it will not be possible for any individual person or property to be identified in the survey findings.

Everyone should complete Questions 1 and 2

1. Are you currently the owner of this property or responsible for it?

TICK ONE BOX ONLY

YES

Owner

Responsible

NO, not owner/responsible

2. Is anyone currently living in this property?

TICK ONE BOX ONLY

Yes

No

If YES the property is occupied, complete Q3 and return questionnaire to Ipsos MORI

3. How did this property become occupied?

TICK ONE BOX ONLY

Sold it

Renting it

Living in it

Family/friends living in it

Second home/holiday let

Used/occupied for other purpose/s

Other (TICK BOX & WRITE IN)

Thank you for completing Questions 1 to 3 as appropriate.

If you are not the owner or responsible for this property at Q1 and/or it is occupied at Q2, please return the questionnaire to Ipsos MORI in the pre-paid envelope provided to be entered in the £250 prize draw.

If you are the owner or responsible for this property and it is empty, then please complete the rest of this questionnaire and return it to Ipsos MORI.

If you are the owner or responsible for this property and it is empty, then please complete the rest of this questionnaire and return it to Ipsos MORI

4. Who owns this property?

TICK ONE BOX ONLY

Private individual/s

Company/business

5. What type of property is this?

TICK ONE BOX ONLY

House

Bungalow

Flat/maisonette

6. Is this property connected to a shop, office, or any other commercial premises?

TICK ONE BOX ONLY

Yes

No

7. How many rooms does this property have, excluding kitchen/s and bathroom/s?

CIRCLE NUMBER (BEDSIT IS "1")

1 2 3 4 5 6 7 8 9+

8. How would you rate the present condition of this property?

TICK ONE BOX ONLY

Very good

Fairly good

Neither good nor poor

Fairly poor

Very poor

Don't know/no opinion

9. Do you own any other properties in the UK, aside from this property and the home you live in?

TICK ONE BOX ONLY

Yes

No

10. How/why did you come to own/be responsible for this property?

TICK ONE BOX ONLY

Bought it:

to live in myself

for family/friends to live in

as an investment

for income from renting

investment and income

included with other properties (residential or commercial)

Inherited it

Received it as gift

Manage it for someone else, including as executor

Other (TICK BOX & WRITE IN)

11. Do you currently have a mortgage or loan on this property?

TICK ONE BOX ONLY

Yes

No

12. Does owning this property cause you any problems or concerns?

TICK ONE BOX ONLY

Always

Often

Sometimes

Never

13. Why is this property currently empty?

TICK ALL BOXES THAT APPLY

- It is being repaired/renovated
- It needs repairs/renovation
- I am planning to repair/renovate it soon
- I can't afford to repair/renovate it
- I am trying to sell it
- Waiting for the right time to sell
- I am trying to let it
- I would like to let it, but don't know how to
- I don't want the trouble of tenants living there
- Bought it for investment potential
- Keeping my options open
- Second home
- It has no separate/usable entrance
- Planning issues
- Legal dispute
- Used for other purposes
- No particular reason/don't know
- Other (TICK BOX & WRITE IN)

14. Which of these services, if any, do you think might encourage you to get this property occupied?

TICK ALL BOXES THAT APPLY

- Grant to help pay for repairs/renovation
- Preferential rate loan to help pay for repairs/renovation
- Professional service to manage repairs/full renovation for you
- Help/advice in finding a tenant
- Guaranteed rental income, with no involvement from you
- Help/advice in finding prospective buyer/ selling it
- Legal advice/mediation
- None of these

15. Generally, who would you prefer to get these services from?

TICK ALL BOXES THAT APPLY

- Council (local authority)
- Bank/other financial organisation
- Housing association
- Estate/managing agent
- None of these/don't want any of the services

16. How do you think this property will eventually be occupied?

TICK ONE BOX ONLY

- Sell it
- Rent it out
- I will live in it myself
- Family/friends will live in it
- Other (TICK BOX & WRITE IN)

-
- Not for occupation
 - Don't know

17. When do you think this property will eventually be occupied – within...?

TICK ONE BOX ONLY

- 6 months
- 6-12 months
- 1-2 years
- 2+ years
- Not for occupation
- Don't know

Thank you for completing this questionnaire.
Please return it to Ipsos MORI in the pre-paid envelope provided
to be entered in the £250 prize draw.

Serial Number:

Ipsos MORI, 79-81 Borough Road, London SE1 1FY

OWNER
ADDRESS1
ADDRESS2
ADDRESS3
ADDRESS4
ADDRESS5
POSTCODE

Serial Number:

24 May 2006

Dear Owner

Survey of Empty Properties

PLEASE COMPLETE THIS QUESTIONNAIRE FOR:
<pre-print from database>

You may remember that I wrote to you recently about a postal survey that Ipsos MORI, the independent polling and research organisation, is carrying out for the North London Sub-Region (NLSR) with private owners of empty properties. The NLSR covers six London Boroughs: Barnet, Camden, Enfield, Haringey, Islington and Westminster. As we have not received a reply from you, I am writing again with another copy of the questionnaire which I hope you will complete and return to Ipsos MORI.

The purpose of this research is to help in understanding the various reasons why properties are left empty. We also want to see whether offering different sorts of assistance to owners could help to bring them back into use. The findings from this research should help to improve the services available to owners of empty properties in a way which meets their needs.

Ipsos MORI was selected to carry out this survey because we are a completely independent research organisation. The six London Boroughs have provided us only with the addresses of empty properties and their owners. I would like to re-assure you that all your answers will be completely confidential. The information you give us in completing the questionnaire will be seen only by Ipsos MORI and not by the council or any other body. It will be used for research purposes only, and it will not be possible for any individual person or property to be identified in the survey findings.

However, if the information about this property is incorrect – ie you are not the owner/responsible for it, and/or it is occupied – and you would like to let your council know, then you can contact them on Freephone 0800 953 6305.

The questionnaire should take just a few minutes to complete. If you own more than one empty property at different locations, you should receive a questionnaire for each one separately; if you own more than one empty property at the same location, there is only one questionnaire to cover all of them. Once you have completed the questionnaire, please return it to Ipsos MORI in the reply-paid envelope provided by 19 June 2006.

If you complete and return the questionnaire, you will be entered in a Prize Draw, with one owner randomly selected to receive a cheque for £250.

We very much hope that you will take part in this survey, and would like to thank you in advance for your help.

Yours sincerely



Professor Toby Taper
Director, Social Research

North London Sub-Region Empty Properties

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Everyone should complete Questions 1 and 2

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TICK ONE BOX ONLY

YES

Owner

Responsible

NO, not owner/responsible

2. Is anyone currently living in this property?

TICK ONE BOX ONLY

Yes

No

If YES the property is occupied, complete Q3 and return questionnaire to Ipsos MORI

3. How did this property become occupied?

TICK ONE BOX ONLY

Sold it

Renting it

Living in it

Family/friends living in it

Second home/holiday let

Used/occupied for other purpose/s

Other (TICK BOX & WRITE IN)

Thank you for completing Questions 1 to 3 as appropriate.

If you are not the owner or responsible for this property at Q1 and/or it is occupied at Q2, please return the questionnaire to Ipsos MORI in the pre-paid envelope provided to be entered in the £250 prize draw.

If you are the owner or responsible for this property and it is empty, then please complete the rest of this questionnaire and return it to Ipsos MORI.

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Company/business

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TICK ONE BOX ONLY

House

Bungalow

Flat/maisonette

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TICK ONE BOX ONLY

Yes

No

7. How many rooms does this property have, excluding kitchen/s and bathroom/s?

CIRCLE NUMBER (BEDSIT IS "1")

1 2 3 4 5 6 7 8 9+

8. How would you rate the present condition of this property?

TICK ONE BOX ONLY

Very good

Fairly good

Neither good nor poor

Fairly poor

Very poor

Don't know/no opinion

9. Do you own any other properties in the UK, aside from this property and the home you live in?

TICK ONE BOX ONLY

Yes

No

10. How/why did you come to own/be responsible for this property?

TICK ONE BOX ONLY

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to live in myself

for family/friends to live in

as an investment

for income from renting

investment and income

included with other properties (residential or commercial)

Inherited it

Received it as gift

Manage it for someone else, including as executor

Other (TICK BOX & WRITE IN)

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TICK ONE BOX ONLY

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No

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TICK ONE BOX ONLY

Always

Often

Sometimes

Never

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TICK ALL BOXES THAT APPLY

- It is being repaired/renovated
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- I am planning to repair/renovate it soon
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- Waiting for the right time to sell
- I am trying to let it
- I would like to let it, but don't know how to
- I don't want the trouble of tenants living there
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- Keeping my options open
- Second home
- It has no separate/usable entrance
- Planning issues
- Legal dispute
- Used for other purposes
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- Other (TICK BOX & WRITE IN)

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TICK ALL BOXES THAT APPLY

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- Preferential rate loan to help pay for repairs/renovation
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- Help/advice in finding a tenant
- Guaranteed rental income, with no involvement from you
- Help/advice in finding prospective buyer/ selling it
- Legal advice/mediation
- None of these

15. Generally, who would you prefer to get these services from?

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- Bank/other financial organisation
- Housing association
- Estate/managing agent
- None of these/don't want any of the services

16. How do you think this property will eventually be occupied?

TICK ONE BOX ONLY

- Sell it
- Rent it out
- I will live in it myself
- Family/friends will live in it
- Other (TICK BOX & WRITE IN)

-
- Not for occupation
 - Don't know

17. When do you think this property will eventually be occupied – within...?

TICK ONE BOX ONLY

- 6 months
- 6-12 months
- 1-2 years
- 2+ years
- Not for occupation
- Don't know

Thank you for completing this questionnaire.
Please return it to Ipsos MORI in the pre-paid envelope provided
to be entered in the £250 prize draw.

Serial Number:

Sample Profile: All

	Number	%
Total	1,295	100
London Borough		
Barnet	219	17
Camden	122	9
Enfield	490	38
Haringey	223	17
Islington	44	3
Westminster	196	15
Council Tax Band		
A to B	125	10
C	279	22
D	324	25
E	215	17
F to H	345	27
Time Void		
Pre-2000	77	6
2000 to 2003	189	15
2004 1st half	187	14
2004 2nd half	192	15
2005 1st quarter	148	11
2005 2nd quarter	497	38

Source: Ipsos MORI

Sample Profile: All Owners/Responsible and Empty

	Number	%
Total	543	100
London Borough		
Barnet	117	22
Camden	48	9
Enfield	189	35
Haringey	75	14
Islington	14	3
Westminster	100	18
Council Tax Band		
A to B	41	8
C	113	21
D	141	26
E	96	18
F to H	150	28
Time Void		
Pre-2000	33	6
2000 to 2003	87	16
2004 1st half	85	16
2004 2nd half	75	14
2005 1st quarter	52	10
2005 2nd quarter	211	39
Property Type		
House/bungalow	208	38
Flat/maisonette	285	52
Owner		
Private individual	373	69
Company/business	118	22
With Commercial		
Yes	56	10
No	432	80
Number of Rooms		
1 to 2	118	22
3 to 4	216	40
5 or more	135	25

Sample Profile (cont'd)

	Number	%
Total	543	100
Condition		
Good	248	46
Poor	152	28
Own Other Properties		
Yes	199	37
No	278	51
Mortgage		
Yes	156	29
No	329	61
Problems		
Always/often	98	18
Sometimes	197	36
Never	182	34
Services: Encourage		
Any	170	31
None/blank	373	69
Services: Prefer		
Any	182	34
None/blank	361	66
Occupied		
Under 6 months	205	38

Source: Ipsos MORI

Statistical Reliability

The statistical reliability calculations shown below assume that the returned questionnaires are a representative sample; however, these calculations do not apply if the returned questionnaires are not a representative sample. Therefore, and given some of the small numbers involved, findings should be treated with caution.

It should be remembered that questionnaires were returned for a sample, not the entire population, of empty private properties. Therefore the figures obtained may not be exactly those if all questionnaires had been returned (the “true” values). However, the variation between the sample results and the “true” values can be predicted from a knowledge of the size of the sample on which the results are based and the number of times that a particular answer is given. The confidence with which this prediction can be made is usually chosen to be 95% - that is, the chances are 95 in 100 that the “true” value will fall within a specified range.

The table below illustrates the predicted ranges for different sample and sub-sample, with percentage results at the “95% confidence interval”.

Approximate sampling tolerances applicable to percentages at or near these levels			
	10% or 90%	30% or 70%	50%
Sample size	±	±	±
50	8	13	14
100	6	9	10
250	4	6	6
500	3	4	4
1,000	2	3	3
1,300	2	2	3

Source: Ipsos MORI

For example, with a sub-sample size of around 500 completed questionnaires, where 50% give a particular answer, the chances are 19 in 20 that the “true” value (which would have been obtained if the whole population had returned questionnaires) will fall within the range of \pm four percentage points from the sample result; in fact the actual result is proportionately more likely to be closer to the centre (50%) than the extremes of the range (46% or 54%).

When the results are compared between separate samples and/or sub-groups within a sample, different results may be obtained. The difference may be “real”, or it may occur by chance (because not everyone in the population has been interviewed). To test if the difference is a real one - ie if it is “statistically significant” - it is again necessary to know the total population, the size of the samples, the percentage giving a certain answer, and the degree of confidence chosen. Assuming “95% confidence interval”, the differences between the two sub-sample results must be greater than the values given in the table below.

Differences required for significance at or near these percentages			
	10% or 90%	30% or 70%	50%
Sample sizes			
50 and 50	12	18	20
50 and 100	10	15	17
50 and 250	9	13	15
50 and 500	9	13	14
100 and 100	8	13	14
100 and 250	7	11	12
100 and 500	6	10	11
250 and 250	5	8	9
250 and 500	4	7	7
500 and 1,300	3	4	5

Source: Ipsos MORI

For example, if 42% of respondents in one LB give a particular answer compared with 58% in another, both with sub-samples of around 100 in a sub-sample of around 500, then the chances are 95 in 100 times that this 16 percentage point difference is significant (ie greater than 14 points), which could not have happened by chance.