

CAPITAL PROGRAMME – BIDDING PROCESS

1	Scheme name	Empty Property Strategy		
2	Responsible portfolio, department and lead officer	Environment Portfolio; Regeneration & Community Services Directorate, Lead Officer: Richard Crook/David Thompson		
3	Brief description of scheme	Bringing long term empty properties back into use by way of enforcement and financial incentives. If successful, this funding will be used to offer additional recyclable interest free loans for up to 5 years to empty property owners/developers in accordance with current policies.		
4	The total capital investment cost of the scheme BGCB Funding Contribution	Amount Bid for 19/20 to 23/24 £	Amount Bid for 24/25 £	Amount Bid for 25/26 £
		600,000	Nil	Nil
5	Evidence that the scheme is linked to the Council's Corporate Plan (2018-2022)	Page 11 - Economic Development & Regeneration – to work with RSLs and private developers to provide a variety of homes Page 12 – Efficient Council – contributes to better financial planning etc by increasing Council tax income. Thematic Priority for Regeneration – Housing – Exec Approval – March 2018 – Item 16 - here		
6	Evidence the scheme is a National Priority	Welsh Government Priority https://gov.wales/topics/housing-and-regeneration/housing-supply/?lang=en		
7	Details as to whether the scheme addresses mandatory /statutory service needs or discretionary service needs.	The scheme addresses statutory duties under Housing Act 2004 section 5 – duty to take enforcement action in relation to Category 1 Hazards and Environmental Protection Act 1990 sections 79(1)(a) – premises in such a state as to be prejudicial to health or a nuisance & Section 80 – the LA shall serve an Abatement Notice. The scheme will contribute to national pi PSR/004 - The percentage of private sector dwellings that had been vacant for more than 6 months at 1 April that were returned to occupation during the year through direct action by the local authority.		
8	Is the scheme an existing legal/contractual commitment	No.		

9	<p>Is there any external grant aid or any other funding such as prudential available to fund the project?</p> <p>Are there any similar schemes across the Authority utilising other funding sources?</p>	<p>Since 2012, Loans have been funded by way of EG funding (totalling £865k, of which £427k must be repaid in 2030). This funding is almost fully committed - only £74k left available as at 30/11/18.</p>
10	<p>Is the scheme of an 'Invest to Save' nature or is it likely to generate revenue savings?</p> <p>Conversely is the scheme likely to result in an additional cost pressure to the revenue budget?</p>	<p>In the main, the funding will be utilised as recyclable loans that will be repeatedly reinvested into new loan schemes on repayment, in accordance with current policies. An element of the fund – approx £100k, will be utilised (with income) to fund an Empty Property Officer for 3 years as a dedicated resource to deliver the strategy and increase outcomes.</p>
11	<p>To be completed by Accountancy in line with capital strategy :</p> <p>MRP/Interest implications</p>	

CAPITAL PROGRAMME ADDITIONAL PROFORMA - NATIONAL WELL-BEING GOALS

Scheme Name	Empty Property Strategy		
Blaenau Gwent Well-being Objectives	Select which Objective your scheme contributes to	Well-being Objective links to National Well-being goals	How will your scheme deliver benefits to the Council's Well-being objectives under the National Well-being goals?
<p>Create a better, enhanced environment and infrastructure that will benefit our communities, businesses and visitors</p>	<p>X</p>	<p style="background-color: yellow;">A prosperous Wales</p> <p style="background-color: red;">A healthier Wales</p> <p style="background-color: blue;">A Wales of cohesive communities</p>	<p>Improved environmental amenity; improved housing conditions and public health benefits; increased housing supply, meeting of housing need.</p>
<p>Continue to improve learner outcomes and well-being so that all children and young people thrive and realise their full potential</p>			
<p>We will be a modern, smart Authority, providing leadership to enable people and communities to thrive</p>			
<p>Take a preventative and early intervention approach to support the most vulnerable ensuring, where appropriate, they are protected and supported to achieve personal outcomes and well-being</p>			
<p>Maximise the employability of local people through skills development at a local and regional level</p>			
<p>Enabling older people to feel valued and empowered to maximise their independence and lead healthy and engaged lives</p>			
<p>Support citizens to take an active and empowered role in their communities to provide resilience</p>			

Sustainable Development

How does your scheme fit the '5 Sustainable Ways of Working'? (give details)	
Thinking in the Long Term	The scheme assists in bringing long-term empty properties back into use, delivering quality homes to assist in meeting housing need and contributing to better public health
Taking an Integrated Approach	Contributes to the Authority's corporate plan strategic objectives (as indicated above)
Involving People	Delivered in collaboration private sector property owners and registered social landlord partners as necessary
Collaborating	Delivered in collaboration private sector property owners and registered social landlord partners as necessary
Prevention	Contributes to the prevention of homelessness and environmental problems associated with long-term empty buildings

National Well-being Goals Description

A prosperous Wales	<i>An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.</i>	Contributes to prosperity by enabling local construction/renovation and to employment opp	
A resilient Wales	<i>A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).</i>		
A healthier Wales	<i>A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.</i>		Contributes to improved public health by enabling improvements in living conditions
A more equal Wales	<i>A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).</i>		
A Wales of cohesive communities	<i>Attractive, viable, safe and well-connected communities.</i>		Contributes to local environmental improvements and visual amenity
A Wales of vibrant culture and thriving Welsh Language	<i>A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.</i>		
A globally responsible Wales	<i>A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.</i>		