

Empty Properties

This report was generated on 07/01/25. Overall 48 respondents completed this questionnaire. The report has been filtered to show the responses for 'All Respondents'. A total of 48 cases fall into this category.

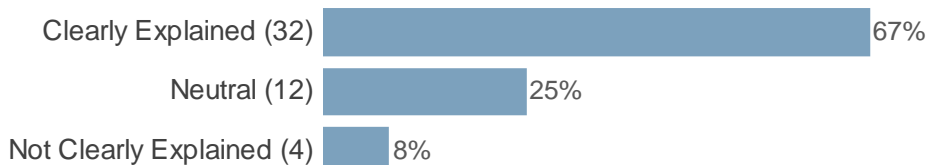
The following charts are restricted to the top 12 codes. Lists are restricted to the most recent 100 rows.

Is the strategy written in plain language that is clear and easy to understand?

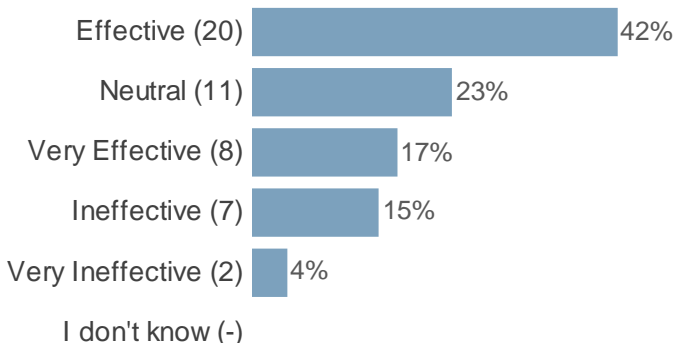
Select one (Is the strategy written in plain language that is clear a...)



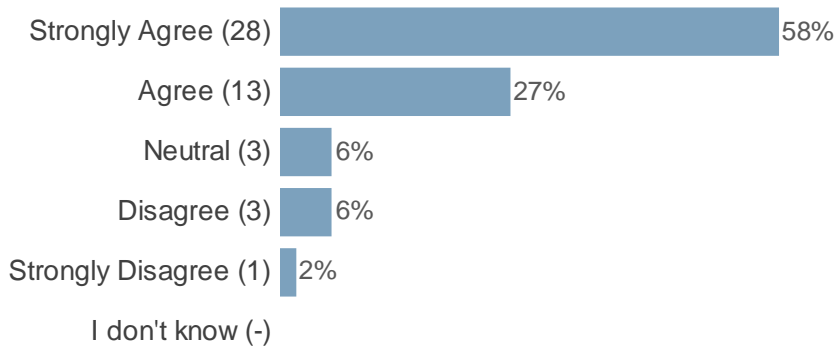
Does the strategy clearly explain why empty properties are a priority for the council? Select one



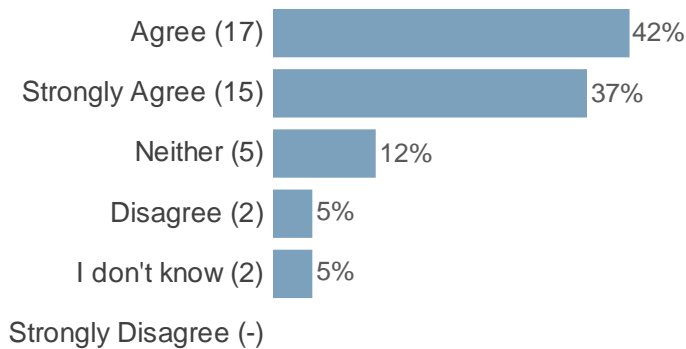
Overall, how effective do you think this strategy will be in tackling the high number of empty homes in Blaenau Gwent? Select one (Overall, how effective do you think this strategy will b...)



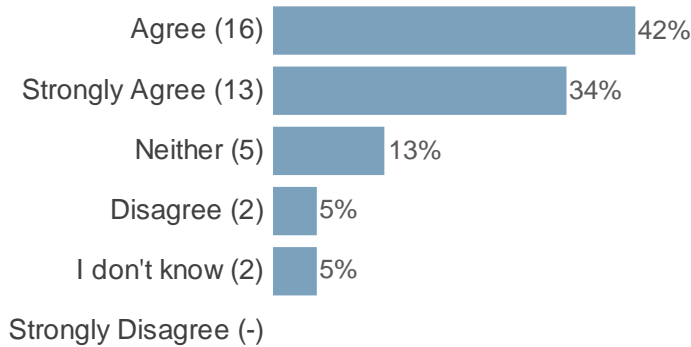
Overall, do you agree or disagree with the overall aim of the action plan to bring empty properties back into use? *Select one (Overall, do you agree or disagree with the overall aim of...)*



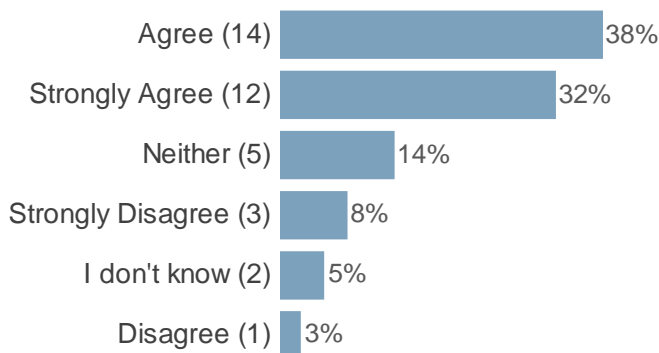
Do you agree or disagree with the following broad actions to help deliver the objective to promote, educate and support empty property owners and prospective purchasers / developers? *Select one for each statement (Maximise Every Opportunity for Support by providing initiatives that offer empty homeowners options)*



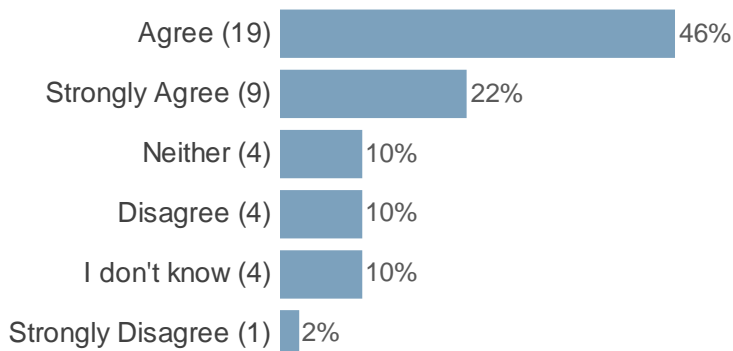
Do you agree or disagree with the following broad actions to help deliver the objective to promote, educate and support empty property owners and prospective purchasers / developers? *Select one for each statement*
(Proactive Engagement with owners and stakeholder providing help and assistance)



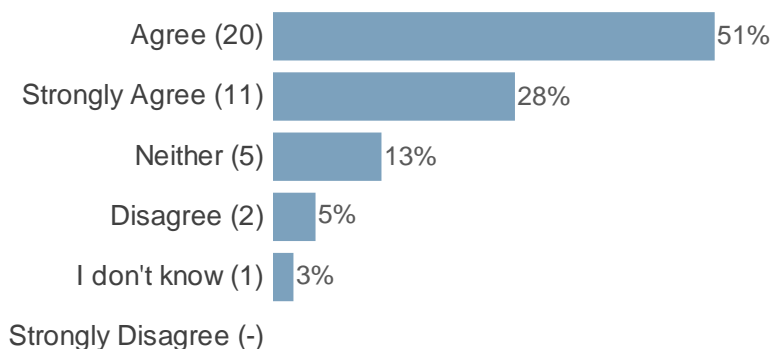
Do you agree or disagree with the following broad actions to help deliver the objective to promote, educate and support empty property owners and prospective purchasers / developers? *Select one for each statement*
(Incentivising Owners through financial assistances schemes)



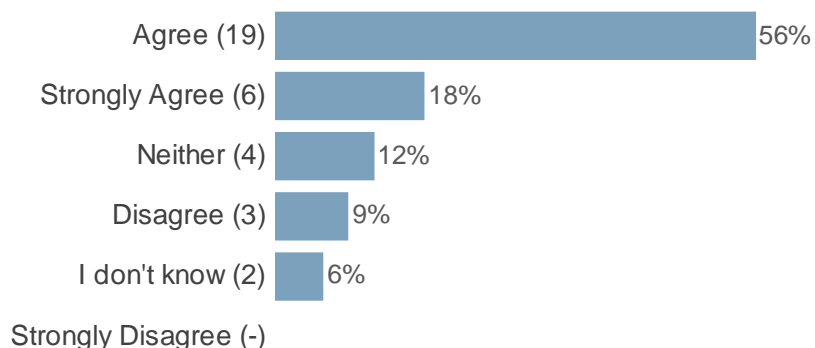
Do you agree or disagree with the following broad actions to prioritise and have a targeted approach to tackling empty properties? Select one for each statement (Use evidence approach to identify empty homes for intervention via Council Tax data)



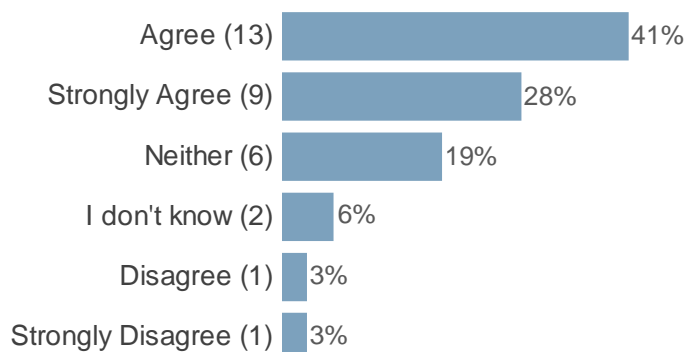
Do you agree or disagree with the following broad actions to prioritise and have a targeted approach to tackling empty properties? Select one for each statement (Effective use of Resources through a two-pronged approach to support and encourage recently empty homes back into use and tackle problematic cases)



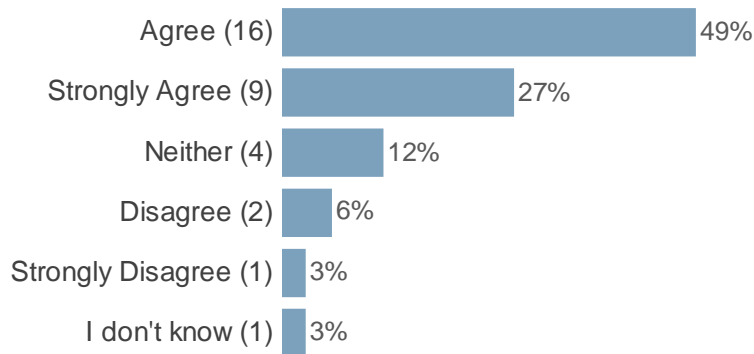
Do you agree or disagree with the following broad actions to prioritise and have a targeted approach to tackling empty properties? *Select one for each statement (Use mapping data to identify patterns and trends to develop the prioritisation system)*



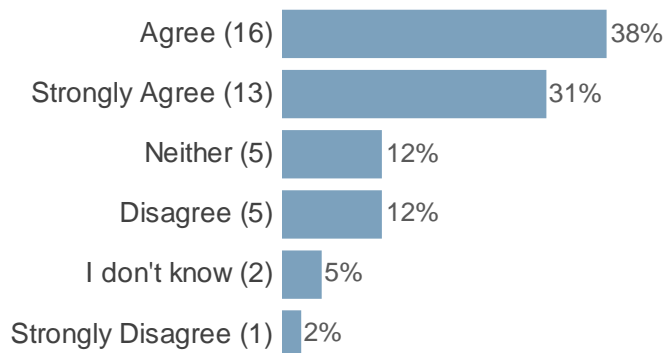
Do you agree or disagree with the following broad actions to prioritise and have a targeted approach to tackling empty properties? *Select one for each statement (Swift consideration and prioritisation of properties that have been empty for 2 years or less)*



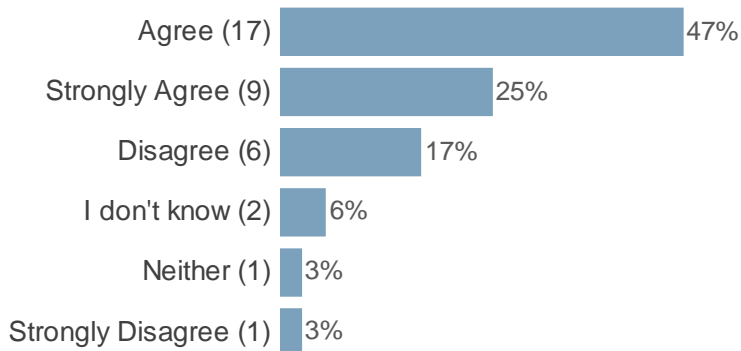
Do you agree or disagree with the following broad actions to prioritise and have a targeted approach to tackling empty properties? *Select one for each statement* (**Encouraging the community to report concerns** using a 'complaint about empties' enquiry form prompting joint investigations)



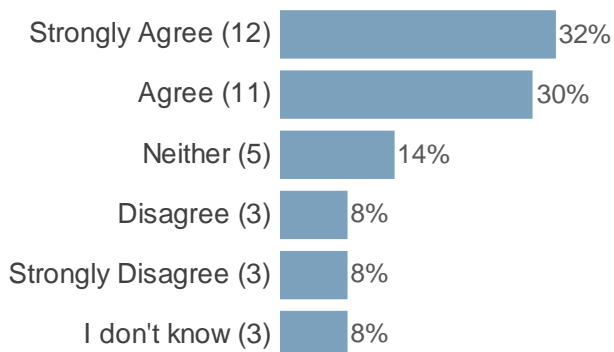
Do you agree or disagree with the following broad actions to incorporate a two-pronged approach to tackling empty homes? (**Supporting owners during early intervention**; preventing deterioration by providing advice packs that aim to bring the property back into use)



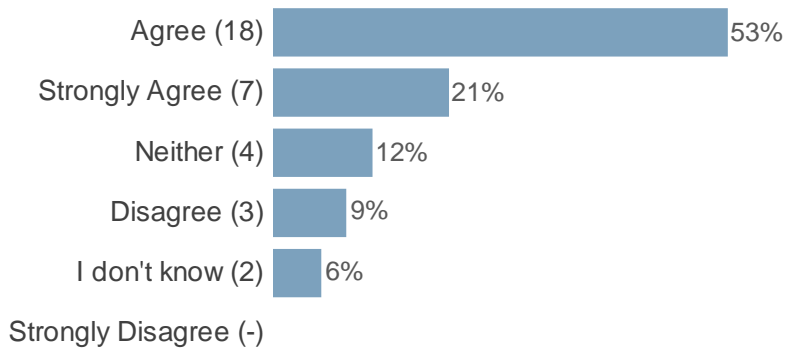
Do you agree or disagree with the following broad actions to incorporate a two-pronged approach to tackling empty homes? (Risk assessment inspections used to prioritise the most problematic properties to take forward for formal action)



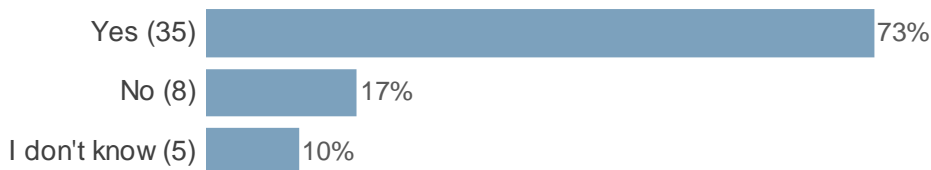
Do you agree or disagree with the following broad actions to incorporate a two-pronged approach to tackling empty homes? (Use of enforcement powers for non-responsive/compliant empty homeowners including the use of powers to carry out works in default and recover debt)



Do you agree or disagree with the following broad actions to incorporate a two-pronged approach to tackling empty homes? (Reasonable enquiries carried out for untraceable owners including checking various data sources, engaging with community and stakeholders, and placing posters or using social media)

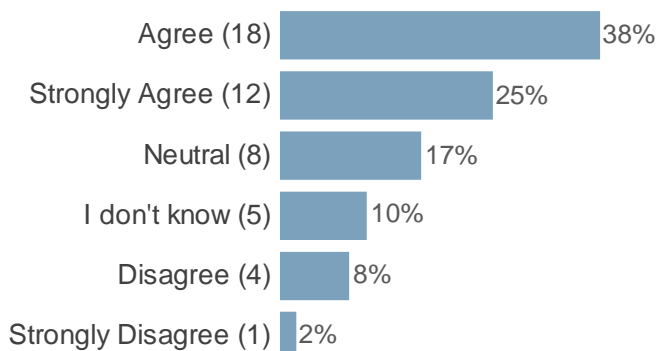


Do you support the Council's decision to have specialist officers to take forward the action plan focusing on bringing empty properties back into use? Select one (Do you support the Council's decision to have specialist ...)



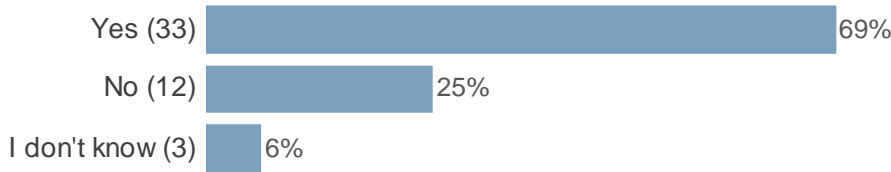
Do you agree with the outlined Performance Measures for the strategy to monitor progress?

Select one (Do you agree with the outlined Performance Measures for t...)



Is the use of enforcement action appropriate to deliver the strategy?

Select one (If individuals are uncooperative or obstructive the Council...)



Please provide any general comments on the draft strategy in the box:
Type below (Please provide any general comments on the draft strategy...)

Empty properties impact on their neighbours homes too.

Due to the chronic shortage of affordable homes, empty properties need to be utilised and kept up. This will benefit everyone.

Council and Tai Calon had plenty of empty houses and knocked a big part of them down. Now you want to make other people pay for your past mistakes. Tai Calon has been in existence for 14 years and hasn't built a single completed house yet, when their 30 year business plan said they would build after their first 5 years, why hasn't the council held them to account

Give owners a time period by which to fill or renovate their properties to acceptable standards if they haven't been empty for long.

We are in this position because of mis management of funds and resources by the council I have approached the council for help with grants etc To many obstacles put in my way. This badly managed council that's why we have these problems you blame somebody else for your mistakes

Having lived next to an empty property with my property having suffered as a result I am fully in favour of legal proactive measures activated in a timely manner ie 18mths unless being active upgraded work being done

The strategy should include support for landlords that are struggling to repair properties due to unreliable builders/repair companies. We had a tenant move out of one of our properties in October 2023. We then could not find anyone that was willing to undertake the required works to bring the property back to a reasonable state. The whole process took a year before the property was repaired and then sold. Reliable Builders/renovation companies seem to be hard to come by in Wales.

Great that this is being prioritised, but this is a big task which will likely be limited by funds and lack of enforcement powers.

A simpler survey for the general public would be much more beneficial

One size does not fit all. Different approaches are needed for long term empties as opposed to short term

You have failed to address what is for me a real issue. My property has been empty for an extended period because I can't find contractors to carry out the works. The council has the capacity to employ contractors and could work with property owners in this way to bring property back into use.

It's my property and I should be able to choose what I want to do with it plus there are loads of housing association properties empty

Many small landlords simply do not have the funds to bring property to use. Going in with enforcement will not help them afford works. It will just make it more expensive and drive them to default on further debt

**Please provide any general comments on the draft strategy in the box:
Type below (Please provide any general comments on the draft strategy...)**

I own a property that is currently being renovated as a first time buyer. I am not a private business or landlord looking to profit from the property. I believe this strategy negatively impacts individuals such as myself trying to renovate a property in the area to move into. By applying more financial pressures it is more likely that the property will sit empty for longer as the increased premiums make saving more difficult. From the moment we purchased the property we've paid full council tax and there is no assistance to first time buyers in the area. I believe this strategy will mean more properties fall into ownership of private landlords, which i personally feel is damaging for the area as rents increase to cover the costs of and create profits for private landlords.

I have been homeless for over 6 months and there is a empty tai calon house in cwm its a 3 bedroom that would be perfect for my family and it as been empty for 12 months now

You may be ticking a box by producing a strategy but you know full well that you do not have Environmental Health officers and support staff to put this strategy into operation

Enforcement should only be used if individuals are clearly obstructive or uncooperative. Enforcement should not be a go to option if there is a genuine or valid disagreement or opinion between the homeowner and local authority.

There is an empty property st the end of my street that is an eyesore. The garden is overgrown and is used by flytippers. It could be a lovely home for a young family.

Please allow a helpline for anonymous complaints as some neighbours of unoccupied property fear retaliation and have been subjected to abuse. Empty properties attract crime and devalue the neighbourhood. Addresses being used to access facilities notentitled to when living elsewhere. Council tax maybe paid for the proprty but putting unnecessary strain on area, unfair to others in surrounding neighbourhood impacting wellbeing.

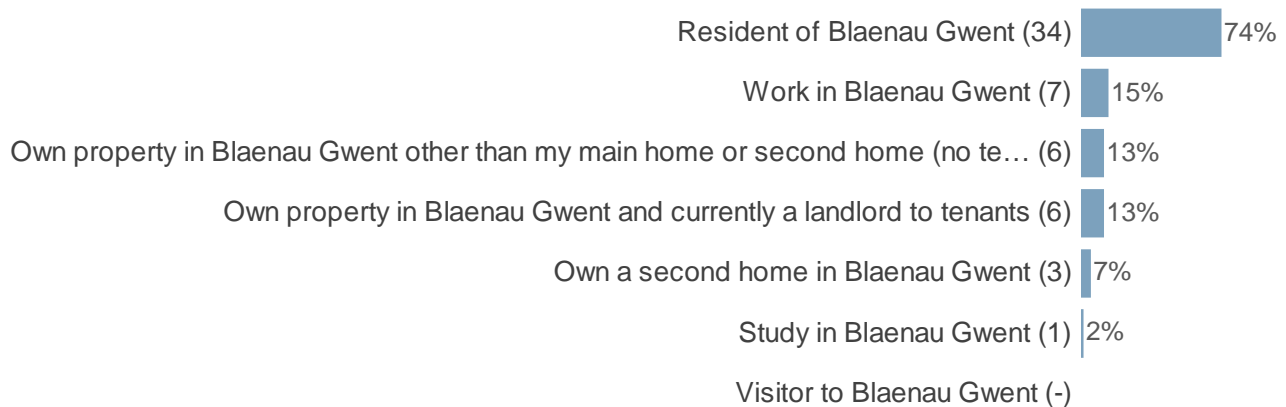
The grant scheme to enable property owners to renovate their properties, is majorly flawed as it takes far to long from applying to receiving the money. It disincentivises owners from using it. Also the changes that the Welsh government have made in the last few years to favour the tenant over the landlord are also a MAJOR disincentive to continuing being a landlord in Wales. I have had experiences of appalling tenants who have caused a lot of damage to my properties and I am powerless to be able to evict them efficiently. The 6 month notice period is a joke. I am struggle to find quality tenants that are not on benefits and that will respect the property. I am in the process of renovating one property that I had planned to rent out, but have now decided to sell as being a landlord in Wales is now too stressful. The Council do not support Landlords everything is geared towards prioritising the tenant.

There are empty properties in the area, which though visited regularly aren't lived in. Example property in a cul de sac near Beaufort Hill (overlooking New Church Road) not lived in , suitable for large family but used to store materials. Been empty many years and was broken into last year, residents are unhappy and worried about situation but unable to do anything, property scaffolding up so long it has become a permanent feature and near power lines.

Would have liked more time to restore property

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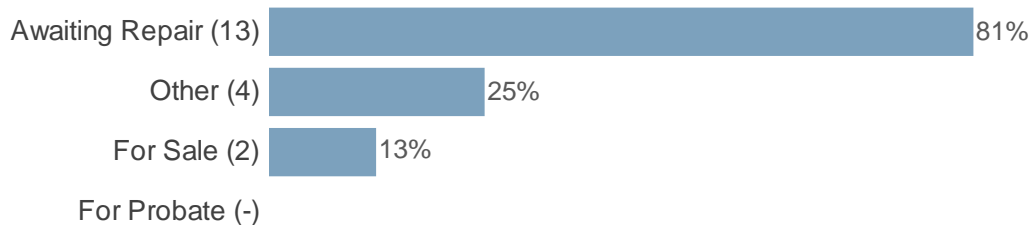
Which of these applies to you? *(Select all that apply)*



Do you currently have an empty home? *Select one*



If yes, which category does it fall into? *Select all that apply* (If yes, which category does it fall into? Select all that...)



Please specify: *Type below*

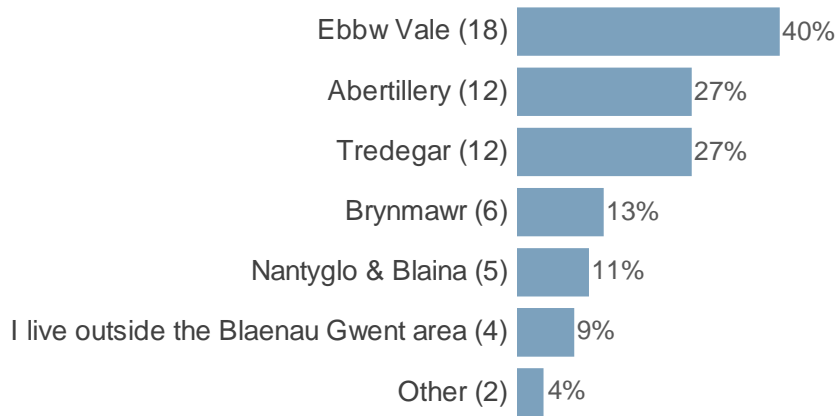
I am doing it up

Currently being decorated and waiting to hear about the council housing scheme

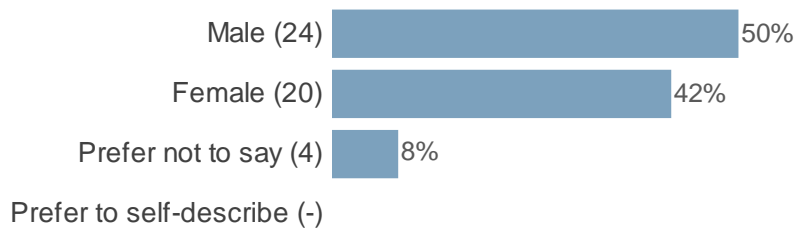
Deceased family member

In which of these broad areas in Blaenau Gwent do you live or own property?

(Select all that apply) (In which of these broad areas in Blaenau Gwent do you live...)



Are you:



Which of the following age groups do you fall into?

