

Appendix 3 – Empty Property Performance Information Snapshot

Houses to Homes - Interest Free Recyclable loan fund - (2013 to 2030) *

Scheme	Number of loans issued to date	Total Funding Awarded £	Loans issued £	Loans Repaid £
Owner Occupier (Home Improvement Loan)	15		161,532.00	71,619.72
Landlord**	90		2,997,789.58	2,420,840.23
Total	105	1,365,465.45	3,159,321.58***	2,492,459.95

*The majority of the loan fund (@£900k) is repayable to Welsh Government in 2030

** All the landlord loans have been issued for empty properties

*** As at end February 2024, there are 9 Landlord applications in progress – all relating to empties.

The Loan fund has been lent 1.5 times over.

<https://www.blaenau-gwent.gov.uk/en/resident/environmental-health/private-sector-housing/landlord-loans/>

Empty Property Grants – (for owner-occupation)

Valleys Taskforce 2020-23

- 58 Completions
- Total value of grant assistance = £790k

National Empty Homes Scheme 2023-25/26

- 11 x Completed
- 20 x Works being undertaken
- 25 x Applications awaiting approval
- Total estimated value of grant assistance = £1.3 million

<https://www.blaenaugwenthomes.org.uk/content/HousingSupportandAdvice/NationalEmptyHomesGrants>

Enforced Sales (Law of Property Act 1925)

Legal action instigated where there are excessive local land charges - 11 properties pursued in total – (6 completed and sold, 4 debt paid and sold privately, 1 ongoing – delayed in Land Registry)

Ownerless Properties

1 property in Syffryd purchased from the Crown and Sold at Auction – currently being renovated for private rental. 1 property in Ebbw Vale is being purchased from the Crown by Registered Social Landlord – facilitated by the local Authority. Work ongoing in relation to 2 other ownerless properties.

Empty Property Enquiries/Service Requests

Since April 2021 – 144 service requests relating to empty properties – relating to overgrown gardens, filthy and verminous, refuse accumulations, dampness, defective drainage and other and other defects affecting neighbouring properties, anti-social behaviour. These complaints result in letters to owners requesting remediation works, offering support and financial assistance to being the property back into use and statutory enforcement notices.

Open (insecure) to Unauthorised Entry

Since April 2021 – 71 empty properties have been reported as being insecure/open to access warranting enforcement action by Environmental Health

<u>National Performance Indicators</u>	22/23	23/24	24/25
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	5.7%	2.1%	TBA
Number of empty homes brought back into use via action by the local authority (annual indicator)	33 (46 units)	10	TBA