



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

What are we doing about Empty Homes?

Regeneration, Public Protection & Housing
Scrutiny Committee

11th October 2022

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What is the issue?

- Currently, **approximately 568 long term empty homes in the Borough.**
- Empty homes are a wasted resource particularly when there is a need for more housing.
- Social and environmental impacts arising from empty homes in an area.
- There is no “one size fits all” solution and can take a considerable amount of time and effort to bring a property back into use.

Some social and environmental problems associated with empty homes

- Rodent infestations, flytipping and a general poor impression of an area.
- Crime, which can include vandalism, anti-social behaviour and drug abuse.
- Empty homes can cause a statutory nuisance to neighbouring properties
- Negative effect on communities.
- Resource intensive on public sector i.e. on Council and emergency services.
- Risk to public through unsafe structures, unsecure properties
- Affects neighbouring house prices.



Performance Data

Financial Years	Total Number of Long Term Empty properties	Number of vacant properties returned to use through direct action of the local authority	Percentage of empty properties returned to use through direct action of the local authority
2012 – 2013	677	29	4.30%
2013 – 2014	642	29	4.52%
2014 – 2015	650	36	5.54%
2015 – 2016	712	46	6.46%
2016 – 2017	583	40	6.86%
2017 – 2018	622	41	6.59%
2018 – 2019	629	42	6.68%
2019 – 2020	550	39	7.09%
2020 - 2021	569	37	6.50%
2021 - 2022	554	33	6.00%

Empty Property Strategy 2022-2026

(Approved by Full Council Feb. 2022)

AIM:

To unlock the housing potential of long term empty homes by bringing 7% of our empty properties back into use each year. 2022-2026)

TARGET:

To bring a further 200 empty homes back into use. (2022-2026)

How we bring homes back into use

1. Engagement

- Contact all property owners every 2 years
- Questionnaire
- Tailored support.

2. Advice & support

- Technical advice on required work.
- Advice on VAT reliefs
- Selling options (All Wales Auction)
- Empty Homes Matching Service.
- Letting options
- Empty Property Advice booklet.

3. Financial Assistance

- Empty Home Loans
- Availability of any relevant grants

4. Enforcement – last option.

- Enforced sale
- Compulsory purchase
- Empty Dwelling Management Order

Not a quick fix!



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Thank you.

Questions?