

REPORT FROM: Housing, Health and Economic Development Services
Manager
TO: West Craven Committee
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Report Author: Paul Lloyd Private Sector Housing Manager
Tel. No: 01282 661029
E-mail: Paul.lloyd@pendle.gov.uk

VACANT HOUSES

PURPOSE OF REPORT

To inform the Committee on the position regarding the management of vacant houses in West Craven.

RECOMMENDATIONS

- (1) That the Committee note the action that is being taken to manage empty houses in their wards
- (2) That the Committee receive an update report in six months time unless there is a particular issue regarding a property in the committee's area

REASONS FOR RECOMMENDATIONS

- (1) To ensure that empty properties in the borough are managed
- (2) To ensure that the Committee is kept up to date with the position regarding the priority properties in their area.

ISSUE

1. There are a number of known vacant houses in the West Craven Committee's wards. These houses are a wasted resource, attract anti-social behaviour and detract from the amenity of the area.
2. The Committee have asked for regular updates regarding the management of empty properties across their area.
3. The Empty Property Loan scheme was extended to cover all areas of the Borough in 2014 and we have received 97 applications for assistance with 3 being in the West Craven Committee wards. However we are finding that when we have provided schedules of work properties are being improved and the financial assistance is not being taken up.

4. The Sustainable Communities Strategy set a target for the reduction in the proportion of vacant private sector dwellings to 3.7% by 2011 across the Borough and the Councils Empty Homes Officer has worked hard to achieve this target.
5. Over the Borough the total number of properties that have been empty for more than six months has fallen from 2131 in 2008/9 to 1324 in 2014/15 a reduction of over 780 properties. This represents a vacancy rate of 3.3%. However there are still some problem areas across the borough.
6. There are currently 214 empty residential properties in West Craven Committee area which represents 2.9% of the housing stock covered by the Committees wards
7. The number of vacant houses in the West Craven Committees wards is significantly below the target in the Sustainable Communities Strategy. It is anticipated that the number of vacant homes in the West Craven area can be reduced further by continuing to implement the action plan adopted by the Executive in March 2015. There are a number of vacant houses in the area that are considered to be a priority and require action to bring them back into use.
8. The owners of all these empty houses have been written to and the Empty Homes Officers from Private Sector Housing is constantly monitoring the properties and in contact with the owners and they are being encouraged to take bring the property back into use. Where owners inform us of their intention to renovate the property we offer loan assistance and monitor the house to ensure that the renovations proceed and do not stall.
9. The actions of the Council over the last 12 months has resulted in 1148 long term vacant properties being removed from the list across the Borough with 193 of these properties being in the West Craven Area. Whilst we are seeing a substantial number of empty properties being returned into occupation this is not reflected in the overall number of long term empty properties which whilst falling remains at 3.3%
10. The Empty Homes Officer is also reporting that there are a large number of properties that are undergoing refurbishment and we anticipate that these properties will be returned to occupation in the near future.

IMPLICATIONS

Policy: None

Financial: None

Legal: None

Risk Management: None

Health and Safety: As empty houses attract anti social behaviour there are potential risks for officers inspecting these houses. However there are departmental risk assessments in place to minimise these hazards

Sustainability: The reoccupation of empty properties will bring a valuable resource back into use.

Community Safety: Empty houses attract anti social behaviour and fly tipping bringing them back into use will reduce these activities and improve the neighbourhoods.

Equality and Diversity: None

APPENDICES

1 Priority Vacant Properties in West Craven

LIST OF BACKGROUND PAPERS

None

Priority Vacant Properties in West Craven

1 Clifford Street Barnoldswick

Renovation works have stalled while owner builds an extension at his own house. He will return to complete this project later in the year.

34 Brogden Street, Barnoldswick

This is a long-term empty property where the owner claims that she has purchased it as an investment for her children. The property is in a reasonable condition, not boarded up and not causing a nuisance to neighbouring properties. Its condition will continue to be monitored.

18 Greenbank, Barnoldswick

This property has been empty for several years and is situated on a small estate of similar detached houses. It is well maintained and the gardens are regularly tended. It is claimed that the owner's son intends to reside there in the future. The property is not causing a nuisance and its condition does not have a negative impact on neighbouring properties.

16 Mosley Street Barnoldswick

The Executive approved a Compulsory Purchase Order (CPO) on this property. However, whilst the CPO was being prepared the property became occupied and renovation work has been carried out. A report was submitted to the Executive informing them of this reoccupation and the CPO was suspended.

2 Albion Street Earby

Enforcement is being taken by Planning and Building Control to improve the appearance of the property and Liberata Property Services have been instructed to arrange for work to be carried out.