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Council. Blaenau Gwent's Empty Property Team is committed to working with empty property owners and prospective owners to encourage them to bring their properties back into beneficial use and where possible, prevent properties from becoming empty in the first instance.

According to the BGCBC council tax data on the 1st of April 2024, the number of properties that had been empty for 6 months or more was 1023.

In response to addressing this Welsh Government priority and the high

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A Wales of Cohesive Communities: tackling empty homes will positively impact the community as a whole in terms of helping to reduce anti-social behaviour and improving the general amenity of an area.

A Wales of Vibrant Culture and Thriving Welsh Language: tackling empty homes will assist in improving and maintaining the cultural heritage of Blaenau Gwent. The production of bilingual documentation associated with empty homes will help to promote and further the Welsh language.

A Globally Responsible Wales: Whilst empty homes in Wales don't directly impact on the global scale tackling them and making use of a wasted resource will improve the area as a whole and potentially lead to investment in schemes and projects designed to make a positive contribution to global wellbeing.

The Wellbeing of Future Generations Act 2015 also sets out 5 ways of working that should be adhered to. These are as follows:

Long-Term: Housing is a long-term asset. The return to beneficial use of empty homes will have significant long-term benefits to individuals and communities, safeguarding the ability of future generations to meet their long-term needs.

Integration: Empty homes negatively affect economic and social health and wellbeing so tackling this issue will help improve these key issues in a wider context. The strategy looks to integrate property and community improvements that will benefit and transform lives and communities, bringing together a variety of stakeholders to deliver long term sustainable benefits for lives and communities.

Involvement: This strategy identifies how the Council will work in unison with stakeholders and members of the community to tackle empty homes and will aim to help meet the needs of specific communities.

Collaboration: This strategy sets out a plan of how the Council will work with stakeholders and other bodies to achieve its aims and objectives.





EMH002 - the percentage of empty private properties brought back into use during the year through direct action

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## 4. Bringing Empty Properties Back Into Use

### 4.1 Empty Property Act on Plan

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Reducing waste of resources and cost to the authority when officers from various

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overgrown gardens. Officers will also offer support to other departments dealing with an empty property, such as Building Control. When investigating a complaint, Officers will not only address the immediate issue subject to the complaint, but also use the service request as an opportunity to engage with the owners to find a long-term solution to bring the property back into use. Any owners unwilling to work informally to resolve issues will be subject to enforcement action where applicable.

## 7. A Two-Pronged Approach to Tackling Empty Homes

### 7.1 Preventing Properties from Becoming Problematic Empty Homes

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Over half of the empty homes within Blaenau Gwent have been empty for less than 24 months. Empty property team officers recognise the benefit of early intervention to support and encourage owners of properties that have will not e em: WEb, AOuS, NG06, Eu\_36a, 15N66b, A90N6, A9XHTa, 99Sa, 15N65, WN:IR, 06, 6M

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