

Trafford Empty Homes Strategy 2019-2024

Strategic Priorities



Work with owners of long term empty properties to bring them back into use.

Improve our neighbourhoods by addressing long term empty homes that have become the focus of anti-social behaviour and neglect.

Provide advice and information to help raise awareness around long term empty properties.

Develop effective partnerships with key stakeholders to address long term empty properties.

What are we going to do?

- ✓ Identify areas of highest housing need from the results of the Trafford Housing Needs Assessment.
- ✓ Work with owners of long term empty homes to bring them back into use as affordable housing and emergency/temporary accommodation.
- ✓ Identify properties that are long term empty and draw up action plans to return them to use.
- ✓ Carry out a pilot initiative in Sale and Stretford, which have the highest number of long term empties for the longest periods of time, and draw up action plans with owners to bring them back into use.

- ✓ Develop a matrix to be used to assess the priority for bringing empty properties back into use and draw up a marking scheme for priority scoring.
- ✓ Identify priority properties to be targeted for action as a result of using priority scoring matrix.
- ✓ Using the matrix to identify those empty properties that can be brought back into use quickly and with limited investment.
- ✓ Make better use of the powers and legislation to bring long term empty properties back into use.

- ✓ Continue to engage with owners of empty properties to ensure they are fully aware of their options.
- ✓ Promote the online reporting form on the Council's webpage more effectively through social media, to encourage the public to report an empty property in their neighbourhood.
- ✓ Investigate why there has been a low take up of Council Vacant Home Loans through contact with all owners of properties that have been empty for more than 6 months.
- ✓ Explore the opportunity to increase the £10k empty property loan on a case by case basis if required to bring back the most challenging of properties.
- ✓ Investigate the reasons why property owners are not making use of the Empty Property Matchmaker scheme.

- ✓ Work with Registered Providers to identify opportunities to jointly bring empty homes back into use.
- ✓ Work with Homes England to identify funding to bring empty homes back into use.
- ✓ Work with colleagues across the Council to identify empty properties and agree the most appropriate action to bring them back into use.
- ✓ Work to identify suitable empty properties above commercial premises which could be brought back into use as residential properties.
- ✓ Work in partnership with Registered Providers with housing stock in Trafford in order to ensure that all options are considered when carrying out disposals of empty homes.
- ✓ Explore opportunities to use the renovation of empty homes to train and educate individuals regarding the construction trade.

