

Annex 1: Sunderland West Empty Properties Action Plan

Background information:

Sunderland West covers the wards of Barnes, Pallion, Sandhill, Silksworth, St Anne's and St. Chad's wards.

Empty Properties at April 2011:

Total		Empty for or between 1-2 years		Empty for five years or more	
No.	Proportion of Private Sector Stock Empty (H18)%	No.	% Area	No.	% Area
415	2.11	280	66%	49	12%

Top 3 Types of empty properties in the West:

Type	No.	% Area
Semi detached	167	40%
Flats or maisonettes	55	13.2%
Terraced properties	155	37%

Pallion Ward (see App 1) has a higher percentage of empty properties than the current City Average. Examining the age of empty properties, by far the highest proportion is in pre 1919 properties (148/36%). This is likely to be mainly in Barnes and Pallion wards where there are a higher proportion of pre 1919 properties in the private rented sector.

Empty Properties per ward:

Ward	No.	% Area	City %
Barnes	89	21.5	2.15
Pallion	88	21.5	3.07
Sandhill	59	14.5	2.19
Silksworth	70	17	1.95
St Chad's	65	15.5	1.47
St Anne's	44	10.	1.79

Gentoo has substantially completed its demolition at Pennywell. Further demolition is required at High Ford which will be May/June 2011.

Project work is currently being undertaken in the Eden Vale area of the Barnes Ward with officers tackling empty properties, anti social behaviour, landlord accreditation and issues of disrepair until October 2011. This is in response to requests from the local community and local ward members.

Population

West Sunderland has 67,340 residents, 24% of the City's population. According to figures and categories used in the Census 2001, the area has a predominantly White Ethnic Group.

Sunderland West Empty Property Action Plan 2011/12

LOCALITY AIM	ACTIONS	PERFORMANCE MEASURE	TIMESCALES	RESPONSIBILITY
Reduce the number of empty properties in the West to the city average of 2.47% (As at April 2011). Return 30 empty properties in Sunderland West back into use of which 13 will be in the Pallion ward.	Investigate the cause of empty properties in the Pallion ward and tackle these issues with local partners.	Reduce empty properties by 30%	March 2012	EPA/Sunderland Royal Hospital, University and Voluntary Sector
	Match empty properties with residents on the homeless register.	Reduce Homelessness by 5% citywide	March 2012	EPO, EPA and HOT
To work innovatively and preventively to ensure that the number of potential future empty properties is minimised. New homes are not registered as empty; providing greater housing choice.	Ensure new builds in the St Anne's Ward do not remain empty for longer than six months by actively engaging with Gentoo to promote affordable housing	50% of new builds in the St Anne's Ward not registered as a long term empty property	March 2012	Gentoo and EPA
	To inspect and liaise with all empty property owners in the Eden Vale area to return back into use.	Return 20% of the properties in Eden Vale alone back to use	October 2011	EPA, ASB officer, residents, owners Local and Voluntary Sector
	Undertake proactive visits and external inspections to all properties empty for over one year, with particular focus on the Pallion Ward.	Daily/monthly inspections completed by officer. All wards reduced to the current city average.	March 2012	EPA Council Tax Section Planning enforcement Section
	Develop a tool to risk assess, identify and prioritise problematic empty properties	Tool established and implemented Problematic empty properties identified	June 2011	Empty Property Officer and EPA
	Prioritise identified problematic empty properties to ensure re-occupation, and where appropriate use the additional tools provided by the Housing Act 2004 to tackle problems within the private sector, with particular focus on the Pallion Ward.	50% of empty problematic properties brought back to use	March 2012	EPO, EPA, Social Services SS

	Get breakdown of empty properties by New Homes Bonus definition and identify location and any trends. Prioritise which properties to focus resources on.	Monthly locality report New Homes Bonus returns	June 2011	Housing Analysis Officer (HAO), and EPO.

As at April 2011

Long Term Empty Properties by Period Empty

ARF	Ward	Period Empty							Proportion of Private Sector Stock Empty (H18)
		6 Months - under 1 year	1 Year - under 2 years	2 Years - under 3 years	3 Years - under 4 years	4 Years - under 5 years	Over 5 years	Grand Total	
Sunderland West	Barnes	32	27	4	9	3	14	89	2.02%
	Pallion	27	30	14	4	4	9	88	2.97%
	Sandhill	22	16	7	8		6	59	2.12%
	Silksworth	20	33	7	3	2	5	70	2.01%
	St Anne's	16	12	4	2	2	8	44	1.50%
	St Chad's	27	18	9	2	2	7	65	2.11%
Sunderland West Total		144	136	45	28	13	49	415	2.11%