

Sunderland North

Background information:

Sunderland North covers the wards of Castle, Fulwell, Redhill, Southwick and St. Peter's.

Private 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
427	2.33%	262	61.3%	62	14.5%

Top 3 Types of Empty Properties in the North:

Type	No.	% Area
Semi detached	107	25%
Flats or maisonettes	130	30%
Terraced properties	85	19%

There is no one type of housing where empty properties are disproportionately represented. However, it should be noted that 119 terraced properties were demolished by the Council to make way for the new Castletown Saint Catherine's housing development as part of its renewal strategy. Phase 2 of the project is yet to be decided and depends on funding from the HCA.

Additionally, Gentoo has demolished 580 properties in Southwick, Carley Hill, Marley Potts, Castletown and Downhill. There are an additional 6 demolitions at Marley Pots, 34 at Castletown and 208 at Hahnemann Court, Southwick to be cleared late August early September 2011.

Empty Properties per Ward:

Ward	No.	% Area	% City
Castle	45	10.5	1.40
Fulwell	86	20	1.85
Redhill	45	10.5	1.71
Southwick	95	22	2.69
St Peters	156	37	2.92

Southwick and St Peter's ward have a higher percentage of empty properties than the City Average. Initial research has shown that the empty properties in St Peter's are not linked to student accommodation and the empty properties in Southwick are not new build properties. Further detailed investigation is required to establish the cause of empty properties in the ward.

A block improvement scheme is ongoing in Castletown to 92 properties, with works to Sheppard Terrace, Stanley, Alder and Elizabeth Streets, Castlevue and Oswald Terrace West being completed by August 2011. Of these properties, 5 are empty. Since the scheme commenced, 3 properties have become reoccupied. Properties receiving financial assistance through the scheme must not be empty for more than 12 weeks after the completion of the works or the financial assistance may be reclaimed.

Population:

Sunderland North has 24,622 households with almost 57,641 inhabitants. This equates to almost 21.5% of households living in the City and 20.6% of the City's population.

According to figures and categories used in the Census 2001, Sunderland North has a predominantly White Ethnic Group.

Sunderland North Empty Property Action Plan 2011/12

LOCALITY AIM	ACTIONS	PERFORMANCE MEASURE	TIMESCALE	RESPONSIBILITY
<p>Reduce the number of empty properties in all wards in the North to the current city average of 2.47%. (As at April 2011)</p> <p>Return 90 empty properties in the North of Sunderland back into use, of which 38 will be in St Peter's and 14 in Southwick wards.</p>	<p>Enforce the clause in the block improvement scheme legal agreement that properties taking part in the scheme should not allow their properties to be vacant for more that 12 weeks after the completion of the scheme or the Council's financial assistance must be repaid.</p>	<p>Reduce empty properties in the Block Improvement Scheme by 100%.</p>	<p>December 2011</p>	<p>Private Sector Housing Officer (PSHO) Environmental Health Officer (EHO) Owners</p>
	<p>Match empty properties with residents on the homeless register.</p>	<p>Reduce Homelessness by 5% citywide.</p>	<p>March 2012</p>	<p>PSHO/Housing Options Team (HOT)</p>
	<p>Bring empty Houses in Multiple Occupation (HMO) back into use and license them as appropriate.</p>	<p>Reduce empty HMOs by 5% in the North.</p>	<p>March 2012</p>	<p>Empty Property Officer and PSHO Building Surveyors Environmental Health Officers (EHOs) Owners</p>
	<p>Investigate the cause of empty properties in the St. Peter's and Southwick wards and tackle these issues in partnership with the university and identified local partners.</p>	<p>Reduce empty properties by 20% across St Peters, Fulwell and Southwick.</p>	<p>March 2012</p>	<p>PHSO. Sunderland University Local and Voluntary Sector</p>
<p>To work innovatively and preventively to ensure that the number of empty properties are minimised.</p>	<p>To market a range of financial assistance products to make the new build housing affordable in Castletown.</p>	<p>50% of new builds in Castletown not seen as a long term empty property</p>	<p>March 2012</p>	<p>Gentoo PSHO Area Renewal Co-ordinatpr (ARC)</p>

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	Ensure new builds at Castletown do not remain empty for longer than six months by actively engaging with Gentoo to promote affordable housing.	50% of new builds in Castletown not registered as a long term empty property.	March 2012	Gentoo PSHO
	Undertake proactive visits and external inspections to all properties empty for over one year, with particular focus on the St Peter's and Southwick wards.	Daily/monthly inspections completed by officer. All wards below current city average.	March 2012	PHSO 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 PSHO
	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 St Peter's and Southwick wards.	50% of empty problematic properties brought back to use	March 2012	EPO, PSHO, owners, Adult Services – Care.
	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 Increased New Homes Bonus returns	June 2011	Housing Analysis Officer (HAO), and EPO.

Long Term Empty Properties by Period Empty

ARF	Ward	Period Empty						Grand Total	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		
Sunderland North	Castle	12	15	7	3	1	7	45	1.53%
	Fulwell	23	23	13	7	6	14	86	1.77%
	Redhill	13	19	4	1	3	5	45	1.67%
	Southwick	35	20	11	8	7	14	95	2.90%
	St Peter's	61	41	17	9	6	22	156	3.45%
Sunderland North Total		144	118	52	28	23	62	427	2.33%