

Annex 1: Sunderland East Empty Properties Action Plan

Background information:

Sunderland East covers the wards of Doxford, Hendon, Millfield, Ryhope and St. Michael's

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
764	3.82	439	57.4	100	13%

Top 3 Types of empty properties in the East:

Type	No.	% Area
Semi detached	82	10%
Flats or maisonettes	322	42%
Terraced properties	286	37%

Hendon, Millfield, and St Michael's wards have a higher percentage of empty properties than the City Average. The majority of empty properties (257/33%) have been empty for 6 months to a year but a high proportion 100 (13%) have been empty for five years or more. This is especially prevalent in the Millfield area.

A number of the empty flats include new apartments, many of which have been bought for investment purposes.

Examining the age of empty properties, by far the highest proportion is in pre 1919 properties (520/68%). These properties are prevalent in Hendon and Millfield wards where there is a higher percentage of older properties, many of which have been converted into flats or Houses in Multiple Occupation.

Empty Properties per ward:

Ward	No.	% Area	City %
Doxford	47	7	1.25
Hendon	288	37.5	6.37
Millfield	181	23.5	4.18
Ryhope	82	10.5	2.54
St Michael's	166	21.5	3.97

Twenty seven pre 1919 terraced properties in the Salem Street Area of Hendon are awaiting demolition as part of Back on the Map's and the Council's renewal programme in the area. Demolitions are scheduled to take place between 2011/2013.

This demolition programme will assemble land (to join with the land at the former Amberley and Harrogate Streets) for a new build housing development (100 dwellings) of mainly houses for sale and a limited amount for rent when the housing market is more favourable.

It should be noted that Gentoo is progressing with their demolition programme at Doxford Park. The new build site consists of 286 new homes and all properties are allocated. There are 5 private properties still to acquire at Ryhope village by Gentoo as part of its renewal programme and the new build has not yet commenced. No date has been finalised as yet.

A selective licensing scheme was successfully introduced into the middle Hendon and “Long Streets” area of Hendon in July 2010. The aim of the scheme is to raise the standards in the private rented sector. An empty property officer has been employed to proactively tackle empty properties in Hendon and the East End. The officer is currently tackling more problematic, long term empty properties in the selective licensing area which are the most complex and time consuming. Other empty properties can have a quick turn around and this would help achieve the overall target, however, it would not tackle the most persistent problematic empty properties that can prove detrimental to the neighbourhood. A balance has to be arrived at to try and hit targets and the New Homes Bonus properties while also tackling the real issues empty properties cause.

Population:

Sunderland East has 58,744 residents, 21% of the City’s population. According to figures and categories used in the Census 2001, Sunderland East has a higher population of minority groups i.e. mixed, Asian or Asian British, black or black British and Chinese or other categories than city averages 4.9% or 2,878 people compared to a city average of 1.8%.

DRAFT

Sunderland East Empty Property Action Plan 2011/12

LOCALITY AIM	ACTIONS	PERFORMANCE MEASURE	TIMESCALE	RESPONSIBILITY
To work innovatively and preventively to ensure that the number of potential future empty properties is minimised. New homes are not registered at empty; providing greater housing choice.	Develop a tool to risk assess, identify and prioritise problematic empty properties.	Tool established and implemented Problematic empty properties identified	June 2011	EPO and EPA
	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	HAO and EPO.
	Actively engage landlords and owners from the city centre development to occupy the long term empty flats/maisonettes.	5 % of flats/maisonettes are brought back to use in the city centre	December 2011	Planning Policy , Housing Analysis Officer (HAO), owners and EPA (Hendon)
	Encourage landlords/ owners of empty properties that have been unoccupied for over 5 years in the Millfield area to bring them back to use.	5%. of long term empty properties in Millfield brought back to use	December 2011	EPO, owners and Voluntary Sector
	Ensure new builds at Doxford do not remain empty for longer then six months by actively engaging with Gentoo to promote affordable housing.	50% of new builds in Doxford not seen as a long term empty property	March 2012	Gentoo, EPO and EPA
	Undertake proactive visits and external inspections to all properties empty for over one year, with particular focus on Millfield, and St Michael's wards.	Daily/monthly inspections completed by officer. All wards to be reduced to the current city average.	March 2012	EPO/EPA Council Tax Section Planning Enforcement Team
	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 Millfield and St Michael's wards.	50% of empty problematic properties brought back to use	March 2012	EPO, EPA, Adult Services (Care)
Reduce the number of empty properties in the East to the current city average of 2.47%. (As at April 2011) Return 110 empty properties in Sunderland East back into use of which 18 will be in the Millfield, 50 Hendon and 12 St Michael's wards.	Match empty properties with residents on the homeless register.	Reduce Homelessness by 5% citywide	March 2012	EPO, EPA and HOT
	Introduce a selective licensing scheme for the private rented sector within the Hendon, to enable further partnership with landlords.	100% of targeted Empty Properties meet the decent home standard	March 2012	NM and EPA (Hendon).
	Bring empty Houses in Multiple Occupation (HMO) back into use and license them as appropriate.	Reduce empty HMOs by 5% in the East	March 2012	EPO, EPA (NM). BS and EHOs

Annex 2: as at April 2011

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%	
Sunderland East	Doxford	16	12	7	3	2	7	47	1.43%	
	Hendon	86	79	67	19	14	23	288	6.74%	
	Millfield	64	47	21	12	9	28	181	4.25%	
	Ryhope	22	22	13	10	3	12	82	2.40%	
	St Michael's	46	45	13	25	7	30	166	3.47%	
Sunderland East Total		234	205	121	69	35	100	764	3.82%	
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%	
Coalfield	Copt Hill	27	40	24	14	8	19	132	3.37%	
	Hetton	25	31	10	8	7	20	101	2.78%	
	Houghton	14	23	9	6	3	7	62	1.56%	
	Shiney Row	23	21	12	4	6	18	84	1.94%	
Coalfield Total		89	115	55	32	24	64	379	2.39%	
Washington	Washington Central	22	17	8	2	1	3	53	1.46%	
	Washington North	28	24	8	13	4	17	94	2.75%	
	Washington East	12	8	6	2	1	2	31	0.93%	
	Washington South	12	12	1	2	2	4	33	0.96%	
	Washington West	19	17	8	5	4	6	59	1.60%	
Washington Total		93	78	31	24	12	32	270	1.54%	
Grand Total		704	652	304	181	107	307	2,255	2.47%	