



STROUD DISTRICT COUNCIL

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Agenda Item 4 Housing Committee

Public Questions

Questions from Mr T Kevans	Questions to Housing Committee
<p>1. How many empty council homes are there in stroud district and can they be broken down into wards?</p>	<p>As at the 6 December 2018 there were 160 empty Council dwellings. These have been broken down by Parish and are appended at the end of this document.</p> <p>82 of these are part of the Sheltered Modernisation Programme, specifically the 'red schemes' please see the report to Housing Committee in June 2016 Agenda Item 11.</p>
<p>2. You confirm when SDC last did an audit on long term empty homes over the last 2 years?</p>	<p>We have divided the response into Council-owned properties and those in the private sector as our activities are necessarily different for these tenures:</p> <p><u>Council Owned properties:</u> Council properties are inspected when they become empty, and periodically while work is undertaken. Frequency of inspection is dependant on the type and nature of the empty property. Council properties are generally only held empty when they are due for redevelopment or in circumstances where they are awaiting major repairs.</p> <p><u>Private Sector:</u> Regarding empty properties in the private sector, a full audit was carried out in 2012 on all those properties registered as empty for more than 2 years at that time. A report of the findings was presented to Cabinet in February 2013.</p>

	<p>Since then, the private sector housing team has carried out a cyclical programme of activity designed to bring empty properties back into use.</p> <p>In the last 6 months the private sector housing team have;</p> <ul style="list-style-type: none"> • Written to the owners of 260 properties empty for more than 12 months. To date we have received 65 responses. • Visited all empty properties where the 'under renovation' discount for Council Tax is being claimed to check progress • Officers are visiting all those where we have not received a response, with priority being given to those properties where we have received complaints. • 8 units have been brought back into use to date in 2018/19
<p>3. How many long term empty residential properties are there in Stroud district, broken down by wards?</p>	<p>There were 439 long term empty residential properties (more than 12 months) as at 1st April 2018, including council dwellings. Please see table at the end of this document.</p>

<p>Questions from D Hicks</p>	<p>Questions to Housing Committee</p>
<p>1. How many empty non residential buildings are there in Stroud district that you own and when was the last audit on what level of repairs are required to make buildings habitable/usable?</p>	<p>There are currently 16 vacant non-residential buildings or units in total.</p> <ul style="list-style-type: none"> • 9 newly constructed industrial units at Littlecombe, Dursley which are currently on the market for sale or to let. • 1 vacant shop/office unit at Brunel Mall, Stroud (which comprises of 9 units in total) • 2 office suites at the Old Town Hall, Stroud (which comprises of 3 office suites and a meeting room in total). • 3 office suites at Ebley Mill <p>These units are all currently on the market to let and all are in lettable condition (i.e. usable); if any repairs /modernisation are required this would form part of the negotiations with the ingoing tenant.</p>

	<ul style="list-style-type: none"> • A development site at May lane comprises two vacant buildings 11/11A May Lane and the former Electric Garage. 11/11A is derelict and beyond economic repair. <p>All of this information is available on the Council's website under; open data registers – Council property register and properties available for let can also be found advertised in our ' Business' section.</p> <p>The Council's commercial portfolio is generally reviewed on a 5 yearly cycle, with reports being taken into Strategy and Resources Committee both on the programme for reviews and recommendations from individual reviews.</p>
<p>2. If there has been an audit on empty non residential buildings SDC own, can you please break the results of the audit down into numbers for the level of repairs required by geographic areas or wards?</p>	<p>No 'audit' has been carried out, but please see the answer to 1 above</p>
<p>3. Can the council confirm how many buildings they own and have been used to provide social housing in the last ten years?</p>	<p>On 1 April 2009 the Council owned and managed 5,244 homes, since which date 182 have been sold under Right to Buy, 224 have been demolished or sold for redevelopment and 233 new homes built or converted.</p> <p>As at March 31st 2018 the Council owned 5,071 council houses</p>

Questions from A Murray	Questions to Housing Committee
1. How many empty non residential buildings are there in Stroud district that you own and when was the last audit on what level of repairs are required to make buildings habitable/usable?	These are a repeat of the previous questions
2. If there has been an audit on empty non residential buildings SDC own, can you please break the results of the audit down into numbers for the level of repairs required by geographic areas or wards?	“
3. Can the council confirm how many buildings they own and have been used to provide social housing in the last ten years?	“

Council House voids by Parish as at 6th Dec 2018

Parish	No.	Parish	No.
Alderley	0	Kings Stanley	2
Alkington	1	Kingswood	0
Arlingham	0	Leonard Stanley	2
Berkeley	1	Longney & Epney	0
Bisley with Lypiatt	0	Minchinhampton	2
Brimscombe & Thrupp	1	Miserden	0
Brookthorpe with Whaddon	1	Moreton Valence	0
Cainscross	2	Nailsworth	28
Cam	21	North Nibley	0
Chalford	1	Nymphsfield	1
Coaley	1	Owlpen	0
Cranham	0	Painswick	0
Dursley	21	Pitchcombe	0
Eastington	1	Randwick & Westrip	0
Elmore	0	Rodborough	0
Frampton on Severn	1	Slimbridge	0
Fretherne with Saul	1	Standish	0
Frocester	0	Stinchcombe	1
Ham and Stone	0	Stonehouse	13
Hamfallow	1	Stroud	14
Hardwicke	1	Uley	1
Harescombe	0	Upton-St-Leonards	0
Haresfield	0	Whiteshill and Ruscombe	0
Hillesley with Tresham	0	Whitminster	0
Hinton	0	Woodchester	0
Horsley	0	Wotton under Edge	41
Total			160

Long term empty residential properties (more than 12 months) by Parish as at 1st April 2018, including Council owned properties

Parish	No.	Parish	No.
Alderley	4	Kings Stanley	2
Alkington	3	Kingswood	1
Arlingham	0	Leonard Stanley	4
Berkeley	3	Longney & Epney	1
Bisley with Lypiatt	6	Minchinhampton	21
Brimscombe & Thrupp	27	Miserden	0
Brookthorpe with Whaddon	4	Moreton Valence	1
Cainscross	5	Nailsworth	46
Cam	26	North Nibley	4
Chalford	14	Nymphsfield	1
Coaley	4	Owlpen	0
Cranham	2	Painswick	26
Dursley	21	Pitchcombe	1
Eastington	7	Randwick & Westrip	6
Elmore	3	Rodborough	9
Frampton on Severn	4	Slimbridge	0
Fretherne with Saul	3	Standish	3
Frocester	2	Stinchcombe	1
Ham and Stone	2	Stonehouse	20
Hamfallow	6	Stroud	43
Hardwicke	13	Uley	2
Harescombe	2	Upton-St-Leonards	5
Haresfield	1	Whiteshill and Ruscombe	7
Hillesley with Tresham	2	Whitminster	7
Hinton	4	Woodchester	7
Horsley	3	Wotton under Edge	50
Total			439