

Appendix 3

Trafford Council

Empty Homes Strategy Action Plan 2019-2024



Ref.	Action	By when	By who
ACTION 1: WORK WITH OWNERS OF LONG TERM EMPTY PROPERTIES TO BRING THEM BACK INTO USE			
1.1	Identify areas of highest housing need from the results of the Trafford Housing Needs Assessment.	March 2020	Housing Standards Team, Housing Strategy & Growth Team
1.2	Work with owners of long term empty homes to bring them back into use as affordable housing and emergency/temporary accommodation.	Ongoing	Housing Standards Team, Housing Strategy & Growth Team, HOST, Registered Providers
1.3	Identify properties that are long term empty and draw up action plans to return them to use.	December 2020	Housing Standards Team, Housing Strategy & Growth Team
1.4	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.	December 2021	Housing Standards Team, Housing Strategy & Growth Team, HOST, Registered Providers
ACTION 2: IMPROVE OUR NEIGHBOURHOODS BY ADDRESSING LONG TERM EMPTY HOMES THAT HAVE BECOME THE FOCUS OF ANTI-SOCIAL BEHAVIOUR AND NEGLECT			
2.1	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.	March 2020	Housing Standards Team, Housing Strategy & Growth Team, HOST

Ref.	Action	By when	By who
2.2	Identify priority properties to be targeted for action as a result of using priority scoring matrix.	December 2020	Housing Standards Team, Housing Strategy & Growth Team, HOST, Registered Providers
2.3	Using the matrix to identify those empty properties that can be brought back into use quickly and with limited investment.	December 2020	Housing Standards Team, Housing Strategy & Growth Team, HOST, Registered Providers
2.4	Make better use of the powers and legislation to bring long term empty properties back into use.	Ongoing	Housing Standards Team, Housing Strategy & Growth Team, Legal
ACTION 3: PROVIDE ADVICE AND INFORMATION TO HELP RAISE AWARENESS AROUND EMPTY PROPERTIES			
3.1	Continue to engage with owners of empty properties to ensure they are fully aware of their options.	Ongoing	Housing Standards Team, Housing Strategy & Growth Team
3.2	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.	Ongoing	Housing Standards Team, Housing Strategy & Growth Team, Communications & Marketing Team
3.3	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.	March 2020	Housing Standards Team, Housing Strategy & Growth Team,

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3.4	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.	March 2020	Housing Standards Team, Housing Strategy & Growth Team,
3.5	Investigate the reasons why property owners are not making use of the Empty Property Matchmaker scheme.	March 2020	Housing Standards Team, Housing Strategy & Growth Team,
ACTION 4: DEVELOP EFFECTIVE PARTNERSHIPS WITH KEY STAKEHOLDERS			
4.1	Work with Registered Providers to identify opportunities to jointly bring empty homes back into use.	Ongoing	Housing Standards Team, Housing Strategy & Growth Team, SHP, Registered Providers
4.2	Work with Homes England to identify funding to bring empty homes back into use.	Ongoing	Housing Standards Team, Housing Strategy & Growth Team, Registered Providers, Homes England, SHP
4.3	Work with colleagues across the Council to identify empty properties and agree the most appropriate action to bring them back into use.	Ongoing	Housing Standards Team, Housing Strategy & Growth Team, HOST, Planning Enforcement, Council Tax.
4.4	Work to identify suitable empty properties above commercial premises which could be brought back into use as residential properties.	December 2021	Housing Standards Team, Housing Strategy & Growth Team, HOST, Registered Providers, Town Centres Team

Ref.	Action	By when	By who
4.5	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.	Ongoing	Housing Standards Team, Housing Strategy & Growth Team, HOST, Registered Providers
4.6	Explore opportunities to use the renovation of empty homes to train and educate individuals regarding the construction trade.	December 2021	Employment, Education and Training Task and Finish Group, Housing Standards Team, Housing Strategy & Growth Team, HOST, Registered Providers