

## APPENDIX D: Empty Homes Case Studies

### Background:

The Houses into Homes Loans are provided to assist landlords of empty properties to bring them back into use and complete the refurbishment of the properties to a high standard. **To date, 126 loans have been approved which has provided 175 new units of high quality accommodation within the Borough.** The loans are offered on an interest free basis; two years' interest free if the property is to be sold and three years if the property is for rent. **The scheme has contributed just over £3.7 million to the local economy with local building contractors undertaking much of the work and materials being sourced locally.**

### Support:

The applicant received a £50,000 loan to convert a derelict commercial property on Treorchy High Street into two x 2 bed flats and a commercial ground floor shop for rent. The applicants originally applied for a loan to help refurbish the one flat but after a site visit were advised to apply for planning for additional flat and reapply for a further loan. The maximum loan of £25,000 was then approved for both flats and the applicants are also sourcing further assistance via Regeneration Team and possible Town Centre funding initiatives.

### Impact:

The property had been targeted by the Empty Homes Operational Group due to the fact it has been vacant for 17 years (since 2004). Officers of the Council assisted the home owner with initiating the sale of the property to the buyer via our proactive approach to empty home reduction within the Borough.

The work to be completed on the property will result in a total renovation and will include; new UPVC windows and doors, new kitchens, new bathrooms, new roof, damp proofing, central heating systems, tiling, plastering, rendering and a new rear extension. This will be supplemented by a new shop façade which will afford a visual impact on the already popular high street. The impact of the targeted approach developed by the Empty Homes Operational Group is that a long term empty property, which is located in a high demand area of the Borough has been brought back into use and two additional units of accommodation has also been made available.

Before



After

