

## APPENDIX F: Empty Homes Case Studies

<b>Background</b>
<p>The long-term empty property has been vacant since April 2017. It is a substantial 3 bed, family home, located just outside Talbot Green Town Centre and is one of the few long-term empty properties in the South of the Borough. The area has excellent communication links with the A4119 linking it in the south to the M4 Motorway, and to the north to the South Wales Valleys. It is also close to Pontyclun railway station and the town itself. The property is located in an area of high demand, for both rental properties and for sale. Empty homes in the ward are one of the lowest in RCT and average house prices are the second highest in the Borough. Although the property is in a prime location, it is in need of extensive refurbishment, which has made it difficult to sell on the open market.</p>
<b>Support</b>
<p>The property has been targeted by the Empty Homes Operational Group due to the fact it has been vacant for so long. 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 new homeowner applied for a Houses into Homes loan in July 2019 and was successful in gaining a sum of £25,000.</p>
<b>Impact</b>
<p>The work to be completed on the property will result in a total renovation and will include; new UPVC windows and doors, new kitchen, new bathroom, new roof, damp proofing, central heating, tiling, plastering, rendering and a new drive and garden. 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.</p>