8 Enforcement Action

The Vale of Glamorgan Council is pro-active in returning empty properties to use. We wish to work with owners of empty properties for the benefit of the community.

Where it is recognised that an empty property is insecure, causing a nuisance or left derelict, an officer will visit the property to determine the necessary action. Where possible, the officer will try to work with owners to find the best solution in bringing empty properties back into use.

Enforcement actions by the Council will be a last resort

The Council may take enforcement action under the following powers may be used to bring properties back into use and to make safe:

- Environmental Protection Act 1990 Section 80 and the Building Act 1984 Section 76 to deal with nuisance;
- Prevention of Damage by Pests Act 1949 Section 4 to deal with infestations of rats and mice;
- Local Government (Miscellaneous Provisions) Act 1982 Section 29 and the Building Act 1984 Section 79 to deal with unsecured or dilapidated properties;
- Town & Country Planning Act 1990 Section 215 to deal with unsightly Properties;
- Building Act 1984 Section 77 & 78 to deal with dangerous properties;
- Housing Health and Safety Rating System in the Housing Act 2004 to improve housing conditions;
- Compulsory purchase under Section 17 of the Housing Act 1985

What is the Enforced Sale Scheme?

The Enforced Sales Scheme is a process by which the Council brings about the sale of a privately owned house. It is used as a means to “sell on” a long-term vacant house to a new owner, in circumstances where the present owner is either unwilling or unable to deal with the house and its associated problems.

An initial assessment will need to take place to consider which of these properties are suitable for inclusion into the Enforced Sales Scheme.

The use of the Enforced Sales Scheme should be seen as a last resort. It is expected that all informal and formal action will have been taken and exhausted by the Council in order to resolve the existence of the empty property and its associated problems.

www.srs.wales/en/Environmental-Health/Housing/Empty-Homes.aspx