

An investigation on how regenerating long-term vacant properties in England can help tackle the affordable housing shortage.

Response from Wigan Council below -

- 1) Which local authority do you work for?
 - Name of local authority: **WIGAN**

- 2) Does this local government have an empty homes officer?
 - **Yes**
 - No

- 3) How many long-term (6months+) vacant properties are you aware of that are in your jurisdiction?
 - Less than 50
 - 50-100
 - 100-500
 - 500-1000
 - **More than 1000**

- 4) What is the primary reason for the vacancy of these properties?
 - **Lack of funding**
 - Legal disputes
 - Structural issues
 - Lack of demand
 - Other (please specify)

- 5) What is the current demand for affordable housing in your jurisdiction?
 - **Very high demand**
 - High demand
 - Moderate demand
 - Low demand
 - No demand

- 6) How many affordable housing units are currently available in your jurisdiction?
 - Less than 50
 - 50-100
 - **100-500**
 - 500-1,000
 - More than 1,000

- 7) What is the vacancy rate for affordable housing units in your jurisdiction?
 - **Less than 5%**
 - 5%-10%
 - 10%-15%
 - 15%-20%
 - More than 20%

- 8) How many vacant properties have you successfully regenerated in the past 12 months?
 - None
 - 1-5
 - 6-10
 - 11-20
 - **More than 20**

- 9) What was/are the primary source of funding for the regeneration of these properties?
- Government funding
 - Private investment
 - Community funding
 - Other (please specify)
- 10) Have you/are you partnered with any external organisations to help regenerate vacant properties in your jurisdiction?
- Yes
 - No
- 11) If yes, please specify the type of organisations you have/are partnered with.
- Community organizations
 - Non-profit organizations
 - Private sector organizations
 - Other (please specify)
- 12) What is the primary source of funding for affordable housing development in your jurisdiction?
- Government funding
 - Private investment
 - Community funding
 - Other (please specify)

Government (Homes England) and local authority (HRA) funding for Council Direct Delivery and Government (Homes England) funding for Registered provider development/acquisition.

- 13) What are the primary barriers to increasing the supply of affordable housing in your jurisdiction?
- Lack of funding
 - Limited availability of land
 - Local opposition to development
 - Government regulations and policies
 - Other (please specify)

- 14) In your opinion, what steps can be taken to increase the supply of affordable housing in your jurisdiction?

- Increase government funding for affordable housing
- Provide tax incentives for developers to build affordable housing
- Streamline the development approval process
- Encourage public-private partnerships for affordable housing development
- Other (please specify)

'Other' - An increase in enabling funding for difficult brownfield sites would help Wigan deliver more affordable homes alongside direct support to local authorities to fund new affordable homes, outside of the current affordable homes programme.

- 15) What were/are the primary challenges you faced when regenerating vacant properties?

- Lack of funding
- Legal hurdles
- Lack of community support
- Technical difficulties
- Other (please specify)

- 16) How effective do you think regenerating vacant properties is in addressing the social and affordable housing shortage in your jurisdiction?

- Not effective at all
- Slightly effective
- Moderately effective
- Very effective
- Extremely effective

17) Have you seen any positive impacts on the local community from regenerating vacant properties?

- Yes
- No

18) If yes, please specify the positive impacts observed.

- Increased availability of affordable housing
- Decrease in crime rates
- Increased property values in the area
- Other (please specify)