

## BUSINESS CASE – CAPITAL INVESTMENT

*This Business Case provides justification for undertaking a project. The completed form will be reviewed by the Capital Scrutiny Group who will make a recommendation to Cabinet or CET as to whether the bid should be approved and included within the Capital Plan. All sections should be completed and evidence of costs will need to be supplied. **Please ensure the checklist at Appendix A has been completed.***

*For details of Capital Scrutiny Group Meeting dates and deadlines for the submission of this form, please contact [capitalbids@denbighshire.gov.uk](mailto:capitalbids@denbighshire.gov.uk)*

<b>Project Name:</b>	<b>Welsh Government National Empty Homes Grant Scheme</b>
<b>Project Manager:</b>	<b>Angela Loftus, Strategic Planning &amp; Housing</b>
<b>Work stream/Programme (if applicable):</b>	N/A

### PROJECT TYPE

<b>Head of Service i.e. Project Sponsor</b>	Emlyn Jones	<b>Lead member:</b>	Cllr Rhys Thomas
<b>Service:</b>	Planning, Public Protection & Countryside Service	<b>LM Portfolio:</b>	Housing & Communities
<b>Form completed by:</b>	Andrea Fisher	<b>Date:</b>	31/03/2023
<b>Finance Capital Team contact:</b>	Sian Jackson/Val Holland	<b>Service Accountant (for revenue implications if applicable)</b>	Andrew Black

*Please categorise your project type. Mark **one** box only.*

<b>SMALL</b> >£250k	<input checked="" type="checkbox"/>
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<b>MEDIUM</b> >£251 - £999k	<input type="checkbox"/>
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<b>LARGE</b> >£1m	<input type="checkbox"/>
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<b>DECISION SOUGHT FROM CAPITAL SCRUTINY GROUP:</b>	Approval to join WG EH Grant Scheme. Approval of £178,000 match funding contribution required from Denbighshire County Council Capital funding to support WG EH notional allocation of £1.78M over 2 years
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## EXECUTIVE SUMMARY

Highlights the key points in the Business Case to include: -

- what the project will achieve / important benefits
- estimated costs
- how the project will be funded

Under the Minister for Climate Change's Ministerial letter dated 17<sup>th</sup> November 2022 (attached as Appendix B) all Local Authorities in Wales have been invited to join the proposed National Empty Homes Grant Scheme.

Under this scheme Welsh Government (WG) is committing £50M, split equally over 2 years – 2023/24 & 2024/25.

WG want to begin investing in the national Empty Homes Grant Scheme as quickly as possible and therefore launched the scheme in January 2023 to enable applications to begin to be processed leading into 2023-24. Expressions of interest have been requested from local authorities and Denbighshire County Council has agreed in principal subject to the outcome CSG approval.

The main terms of the scheme are set out below:

- The property would need to be empty for 12 months to qualify for the grant;
- The applicant must live in the property as their main residence for 5 years upon completion of the works;
- Only one application per person;
- The maximum grant per application will be £25,000;
- Energy efficiency improvements will be a requirement as part of the works undertaken on the property;
- A minimum 15% applicant contribution will be required;
- 10% contribution from the participating Local Authority per application
- Any other costs above the grant and contribution must be met by the applicant.

The scheme is based upon the successful Rhondda Cynan Taf (RCT) Valleys Taskforce Empty Homes scheme.

WG has appointed RCT to act as the delivery lead on behalf of all the local authorities.

A notional allocation will be provided to each participating local authority based on the number of long-term empty properties in their authority for each financial year. For Denbighshire County Council this equates to £890K. The intervention rate of 10% expected of each participating LA equates to a commitment of £178K to DCC over the 2-year scheme period.

The participating empty home owner will need to contribute a minimum of 15% of the cost of works. Based upon the notional allocation of £890K this would equate to levering in of £267K from the private sector over the 2-year scheme period.

Participating in this scheme will help towards DCC's priority of bringing back more empty homes into use. It will also help in achieving WG's National Strategic Performance Indicator measure of the % of empty private sector homes brought back into use.

## BUSINESS OPTIONS

Analysis and reasoned recommendation for the base business options of: do nothing / do the minimal or do something.

You must include an environmentally enhanced (net carbon zero/ecologically positive compatible) option. If your project is a business development project, then this may not be relevant.

<b>Option 1:</b>		<b>Do nothing – maintain the existing situation</b>			
<b>Please provide brief details:</b>					
Do not participate with the new WG EH Grant scheme and maintain current empty homes assistance of loans to empty home owners					
<b>Please mark with an X how this option compares with the preferred option in terms of Cost, Time, Quality and Benefits:</b>					
<b>Costs</b>	Costs more		<b>Time</b>	Takes longer to deliver	
	Costs the same	<b>X</b>		Takes the same to deliver	<b>X</b>
	Costs less			Is quicker to deliver	
<b>Quality</b>	Improves the quality		<b>Benefits</b>	Improves benefits	
	Is the same quality	<b>X</b>		No impact on benefits	<b>X</b>
	Is a lower quality			Worsens benefits	
<b>What is the main reason this option has not been selected?</b>					
<ul style="list-style-type: none"> <li>○ The new WG EH grant scheme will potentially improve take up of advice / assistance from DCC and thus enable more empty homes to be brought back into use.</li> </ul>					

<b>Option 2:</b>		<b>Environmentally enhanced option</b>			
<b>Please provide brief details:</b>					
<b>Please mark with an X how this option compares with the preferred option in terms of Cost, Time, Quality and Benefits:</b>					
<b>Costs</b>	Costs more		<b>Time</b>	Takes longer to deliver	
	Costs the same			Takes the same to deliver	
	Costs less			Is quicker to deliver	
<b>Quality</b>	Improves the quality		<b>Benefits</b>	Improves benefits	
	Is the same quality			No impact on benefits	
	Is a lower quality			Worsens benefits	
<b>What is the main reason this option has not been selected?</b>					

<b>Option 3:</b>	<b>Preferred Option</b>				
<b>Please provide brief details:</b>					
<p>The main focus of the EH Grant scheme is to ensure that empty homes coming back into use are as thermally efficient as possible thus assisting Denbighshire County Council to ensure improved private sector housing stock.</p>					
<b>Please mark with an X how this option compares with the preferred option in terms of Cost, Time, Quality and Benefits:</b>					
<b>Costs</b>	Costs more	<b>X</b>	<b>Time</b>	Takes longer to deliver	
	Costs the same			Takes the same to deliver	<b>X</b>
	Costs less			Is quicker to deliver	
<b>Quality</b>	Improves the quality	<b>X</b>	<b>Benefits</b>	Improves benefits	<b>X</b>
	Is the same quality			No impact on benefits	
	Is a lower quality			Worsens benefits	
<b>What is the main reason this option has been selected?</b>					
<ul style="list-style-type: none"> <li>○ The new WG EH grant scheme will potentially improve take up of advice / assistance from DCC and thus enable more empty homes to be brought back into use as thermally efficient dwellings.</li> <li>○ WG EH grant scheme could lever in up to £1.78M from WG and £267K from the private sector (participating empty home owners)</li> </ul>					

## EXPECTED BENEFITS

The benefits that the project will deliver expressed in measurable terms against the situation as it exists prior to the project. Remember to capture co-benefits (the added benefits we get from this action/project as well as the direct benefits it will realise).

### Contributing to the Corporate Plan 2022 - 2027

#### **A Denbighshire of quality housing that meets people's needs**

Ensure sufficient good quality housing is available, meeting the needs of all Denbighshire residents.

- Provides empty home owners the opportunity to thermally upgrade the property for their main residence.
- Deliver more homes to meet local need and demand by working to minimise the number of empty homes in Denbighshire.

#### **Housing & Homelessness Strategy 2021-2026**

Housing Adaptation & Improvements contributes to the delivery of the action plans of all within the current Housing & Homelessness Strategy.

#### **More homes to meet local need and demand**

- Better use of the existing housing stock by continuing to target empty homes across the county.

#### **Ensuring safe and healthy homes**

- Properties will be more energy efficient helping the environment and improving housing quality

#### **Homes and support for vulnerable people**

- Fuel poverty is targeted and affected residents are assisted

#### **Promoting and supporting communities**

- Prioritisation of the areas to be regenerated
- Tackling empty properties

#### **Benefits to DCC**

- Potential to deliver more empty homes back into use – good PR
- Levers in additional funding to improve potential eyesore properties and therefore improve the environment of the locale
- As the property is to be the main residence of the applicant, this would bring stability to the locale as the applicant will be required to stay at the property for a minimum of 5 years.

### Wider Benefits

- **Economic / Business Benefits**

Enabling more empty homes to be brought back into use as a main residence will raise the profile of the area and attract more economic / business developments.

➤ **Social Benefits**

Enabling more empty homes to be brought back into use as the main residence will strengthen community cohesion and reduce the risk of anti-social behaviour.

**EXPECTED DIS-BENEFITS**

Outcomes perceived as negative by one or more stakeholders

There is a cost to Denbighshire County Council of £178K commitment over 2 years, which in the current climate may be unachievable.

- **Contribution from Local Authority** – it is anticipated that DCC could access approx. £890K in FY 23/24. 10% would equate to £89K that DCC would have to commit to the scheme in year 1. Based on empty homes trends in Denbighshire over the last 5 years the allocation for FY24/25 is likely to be similar.

As there is now a tightening on budget allocation, and given the significant increase in labour / material costs, there is no room to fund this from the current Housing Adaptation & Improvement Team budget.

- **Resource** – Attached is process map from RCT clarifying RCT role and LA role (Appendix C). RCT have indicated that LA involvement is expected to be in the region of 12 to 14 hours broken down as follows:
  - 7hrs to carry out the survey and write the schedule up
  - 2hrs for an interim payment
  - 2 hours for unforeseen work visit and schedule &
  - 3 hours for a final inspection and process the payment (travel time included for all visits)

Cost of Surveyor time can be taken from the WG allocation and is claimed quarterly in arrears.

**TIMESCALE**

Over which the project will run (summary of the Project Plan) and the period over which the benefits will be realised

Date	Milestone

**CAPITAL COSTS – BUSINESS DEVELOPMENT PROJECTS**

**COMPLETE ALL THREE TABLES BELOW FOR BUSINESS DEVELOPMENT PROJECTS**

*The capital cost of a project is an important consideration in terms of whether or not it should proceed. Note that even some Business Development Projects may have a requirement for capital costs, for example to fund the acquisition of new ICT hardware or undertaking alterations to buildings.*

- *Any costs relating to ICT infrastructure and equipment should have been provided by ICT department*

- Any costs that relate to construction should have been provided by Design & Development or Building Services

Please provide details of any expenditure incurred already on the project:	
Enter details of cost element below:	Total £
Feasibility (surveys, market research, etc.)	
Client side project management	
OTHER (please enter)	
OTHER (please enter)	
<b>TOTAL</b>	

Please provide details of the capital funding requirement (not including amount already spent):				
Enter details of cost element below:	2023/24 £	2024/25 £	Future Years £	All Years Total £
Feasibility (surveys, market research, etc.)				
Client side project management				
ICT infrastructure and hardware				
Building alterations				
Design Team Fees (architects, QS, etc.)				
Furniture				
Other professional support (legal, etc.)				
Marketing/Consultation				
External Project Support (gateway review, etc.)				
OTHER – Notional Grant Allocation from Welsh Government	£890,000	£890,000	0.00	£1,780,000
OTHER – maximum 10% local authority contribution / grant.	£89,000	£89,000	0.00	£178,000
OTHER – minimum 15% private sector contribution / grant.	£133,500	£133,500	0.00	£267,000
<b>TOTAL</b>	<b>£1,112,500</b>	<b>£1,112,500</b>	<b>0.00</b>	<b>£2,225,000</b>

Please provide details of proposed capital funding sources					
Enter details of funding source	Status:	2023/24 £	2024/25 £	Future Years £	TOTAL £
Welsh Govt EH Grant	Approved	£890,000	£890,000	0.00	£1,780,000
DCC – 10% contribution	Approached	£89,000	£89,000	0.00	£178,000
15% Contribution from EH owners	None	£133,500	£133,500	0.00	£267,000
<b>TOTAL</b>		<b>£1,112,500</b>	<b>£1,112,500</b>	<b>0.00</b>	<b>£2,225,000</b>

**NOTE: For funding status, please only use the following categories:**

- **Approved** – written approval for the funding exists
- **Applied** – no written approval exists but an application has been made
- **Approached** – initial approach to or by funding body has been made but no application submitted
- **None** – no contact or approach has been made to or by the funding body



## REVENUE COST IMPACT

### TO BE COMPLETED FOR ALL PROJECTS

*In considering whether a project should be developed due regard should be made to the potential impact on revenue budgets.*

If the activity will result in a requirement for additional revenue funding, please provide details below:			
What is the impact of this project in terms of the <u>annual</u> revenue requirement for:	Existing Revenue Budget £	Post-project Revenue Budget £	Increase/ (Decrease) £
staff costs (salaries and associated)			
energy costs (heating, lighting, ICT, etc.)			
property maintenance and servicing costs			
other property related costs (rental, insurance, etc.)			
ongoing ICT costs (licences, etc.)			
mileage of Denbighshire fleet vehicles			
mileage for business travel by Denbighshire employees using their personal vehicles			
OTHER (please enter)			
OTHER (please enter)			
<b>OVERALL REVENUE REQUIREMENT</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

*Please provide brief details of the revenue impact of this project:*

- *Where revenue savings are forecast, you should detail what is proposed for the saving (e.g. reduction of an existing revenue budget, re-allocation of revenue to alternative services area, etc.)*
- *Where revenue increases are forecast, you should provide details of how the revenue shortfall will be addressed. In this instance you should also append a three-year surplus/deficit forecast.*
- *Details of any one-off revenue cost requirements that may be required post-project implementation (e.g. recruitment, redundancies, etc.). DO NOT include any costs detailed in the capital section of this Business Case*

There are no direct revenue costs in delivering this scheme. It is anticipated to utilise current officer time to facilitate this scheme initially. Cost of officer time for the scheme can be re-charged to WG EH Grant scheme in arrears on a quarterly basis.

Revenue savings will be indirect savings to Denbighshire and to the local health authority as more properties which are more thermally efficient will lead to less dependence on the NHS etc due to excess cold and damp.



## **PROJECT MANAGEMENT**

*Please provide details of proposed project management – Establishment of Project Board etc.*

The project will be managed by RCT with input / data collection via the Housing Adaptation & Improvement Team.

## **STATUTORY REQUIREMENTS / HEALTH & SAFETY**

*This section should identify how the activity will help Denbighshire meet any of its statutory requirements. Please include any Health & Safety Issues that the activity will address in this section. Please leave blank if not applicable.*

Housing Act 2004 sets out the statutory standards for housing conditions – Housing Health & Safety Rating System (HHSRS)

Construction Design Management (CDM) Regulations 2015 apply to these projects

## CARBON MANAGEMENT IMPACT

Please consult with Council's Principal Energy Manager ([robert.jones@denbighshire.gov.uk](mailto:robert.jones@denbighshire.gov.uk)) and the Council's Climate and Ecological Change Programme Manager ([helen.vaughan-evans@denbighshire.gov.uk](mailto:helen.vaughan-evans@denbighshire.gov.uk)) before completing this section.

Denbighshire has committed to reducing its carbon emissions from buildings and fleet by at least 15% by 2022, for the Council to be net carbon zero by 2030 (buildings, fleet, waste, business travel, staff commuting, street lighting) and for the Council to reduce its supply chain emissions by 35% by 2030.

The Business Case requires you to make a forecast for the anticipated carbon emissions impact of the project.

Annual Forecasts:	Annual (current)	Carbon (kgCO2e)	Annual (Post Project)	Carbon (kgCO2e)	Carbon Variance	Comments
Money spent on external goods and services (UNIT= £)	n/a	n/a	n/a	n/a	n/a	Grant allocation, not spending money directly
Energy consumption in buildings: (UNIT = kWh)	n/a	n/a	n/a	n/a	n/a	Not in housing DCC own
Energy consumption in Street Lighting: (UNIT = kWh)	n/a	n/a	n/a	n/a	n/a	n/a
Fuel consumption of Denbighshire Fleet vehicles: (UNIT = litres/ kWh)	n/a	n/a	n/a	n/a	n/a	n/a – minor emissions associated with DCC surveyors visiting empty properties to complete assessment
Mileage of Business Travel (personal vehicles): (UNIT = miles travelled)	n/a	n/a	n/a	n/a	n/a	n/a - minor emissions associated with DCC surveyors visiting empty properties to complete assessment
Mileage of Staff Commute: (UNIT = miles travelled)	n/a	n/a	n/a	n/a	n/a	n/a
Tonnes of waste produced: (UNIT = tonnes)	n/a	n/a	n/a	n/a	n/a	Not in housing DCC own
One off Forecasts:			Project cost (£)	Carbon (kgCO2e)		Comments
Money spent on external goods and services (UNIT= £)	n/a	n/a	n/a	n/a	n/a	Grant allocation, not spending money directly
<b>TOTAL CARBON EMISSIONS</b>		n/a		n/a	<b>n/a</b>	

Annual Forecasts:	Annual (current)	Carbon (kgCO <sub>2</sub> e)	Annual (Post Project)	Carbon (kgCO <sub>2</sub> e)	Carbon Variance	Comments
Annual Forecasts:	Current	Carbon Absorption (kgCO <sub>2</sub> e)	Post Project	Carbon Absorption (kgCO <sub>2</sub> e)	Carbon Absorption Variance	Comments
Hectare of Grassland (UNIT=ha)	n/a	n/a	n/a	n/a	n/a	n/a
Hectares of Forestland (UNIT=ha)	n/a	n/a	n/a	n/a	n/a	n/a
<b>TOTAL CARBON ABSORPTION</b>		n/a		n/a	<b>n/a</b>	n/a

Please highlight the appropriate cell depending on whether on balance this project helps, hinders or is neutral to the Council's goal to become net carbon zero by 2030 (reducing carbon emissions and increasing carbon absorption).

<b>Net Carbon Zero Council Summary</b>	HELPS	HINDERS	<b>NEUTRAL</b>
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Please provide brief details of the carbon impact of this project, and detail specific actions that will be taken to reduce carbon emissions. If carbon emissions are expected to increase as a result of this project, please provide details of proposed actions to compensate for this increase in other areas of the Service's activity and/or via tree planting/land management for the benefit of carbon sequestration.

Not applicable because due to the nature of the project we will be dealing with multiple, as yet unknown, private dwellings, with the majority of the works being internal.

**Climate Change Lead Officer statement:**

*Please provide a statement from the Climate Change Lead Officer. Contact Helen Vaughan-Evans on*

The Council's Net Carbon Zero goal is for the organisation rather than targeting emission reduction across Denbighshire thus assessment is listed as "neutral" for this project.

That said, this project will help support carbon reduction from the domestic housing sector in Denbighshire through targeting the thermal efficiency of the sites the grant will be spent on.

I really encourage you through DCC's involvement in surveying the sites, that the energy efficiency measures proposed are ambitious targeting:

- Energy demand reduction
- Low carbon heat options
- Increase in renewable energy generation

I also really encourage you through the grant allocation process, administered by Rhonda Cynon Taff, to ensure the works carried out are done in a climate and ecologically sound way and mindful of the Council's Climate and Ecological Emergency Declaration and relevant policy/process changes the Council is looking to embed.

This can be done via grant criteria/requirement ideally. But if you are limited on this due to national working, then local provision of advice to grant recipients should be completed.

For example:

- External Lighting / Works
  - o this should be using lights to protect bats and insects - a warm white spectrum (<2700Kelvin) and luminaires feature peak wavelengths higher than 550nm.
  - o could this include installation of green infrastructure for benefit of carbon sequestration, habitat creation and surface water management
  - o could bird and bat boxes be installed whilst scaffolding is installed
  - o could PV panels be installed whilst scaffolding is installed
- Internal works
  - o Energy demand reduction
  - o Low carbon heat options
  - o Increase in renewable energy generation
- waste management of this works
  - o Welsh government waste hierarchy as part of circular economy should be considered
    - Can waste be Prevented? – is the works really necessary; if yes can the works be completed in a way that will reduce the likelihood of it needing to be done again or/and not for a long time
    - Reuse- can items already manufactured be reused rather than buying new. Can redundant items from the works be offered for reuse by others
    - Recycling- can all waste generated by the works be recycled. Can only materials/items which can be recycled after use/life time be used in the works.
- Supply chain
  - o Use of local suppliers to the site to reduce travel distances of trades persons
  - o Use of as local as possible manufactured goods to reduce shipping/travel distances of materials

**Supplied by: Helen Vaughan-Evans**

**Date: 13.03.23**

[climatechange@denbighshire.gov.uk](mailto:climatechange@denbighshire.gov.uk).

## BIODIVERSITY IMPACT

Please consult with Denbighshire's Biodiversity Lead Officer before completing this section. Contact Joel Walley on [joel.walley@denbighshire.gov.uk](mailto:joel.walley@denbighshire.gov.uk).

The Council has a statutory duty to ensure compliance and enforcement of the Habitats Regulations (as amended in 2017). Furthermore, the Environment (Wales) Act, 2016 requires the Council to maintain and enhance biodiversity, and promote the resilience of ecosystems. At this pre-feasibility stage, please determine the anticipated impact of the project on biodiversity, and proposed measures to ensure the project results in an overall biodiversity enhancement.

Please mark a cross in the appropriate box.

<b>Will this project impact on a habitat that supports living organisms (plant or animal), or involve physical works to property or Land?</b>	<b>Yes</b>	✓	<b>No</b>	
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If you have answered yes to the above question, please complete all the following biodiversity sections. If answered no, please leave blank

<b>IMPACTS ON BIODIVERSITY</b>	<b>Yes</b>		<b>No</b>	✓
<b>Has an ecological appraisal or survey of the site or proposals taken place?</b>				
<b>Cofnod eMapper Link:</b>				
<b>Please provide brief summary of survey findings, or provide a copy of the ecological report for review:</b>				
Not applicable because due to the nature of the project we will be dealing with multiple, as yet unknown, private dwellings, with the majority of the works being internal.				

Please provide brief details of how the project will avoid harm to biodiversity.

Not applicable

Please provide brief details of how the project will mitigate and compensate for any harm to biodiversity.

Not applicable

Please provide brief details of how the project will enhance biodiversity and restore ecosystem resilience.

Not applicable

*Please highlight the appropriate cell depending on whether on balance this project helps, hinders or is neutral to the Council’s goal to become ecologically positive by 2030 (increasing the species richness of land).*

<b>Ecologically Positive Council Summary</b>	HELPS	HINDERS	NEUTRAL
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**Ecology Officer summary:**

*Please provide a statement from the Biodiversity Lead Officer. Contact Joel Walley on joel.walley@denbighshire.gov.uk.*

To date, it is not known the number or location of the properties which will be covered by the scheme. It is therefore not possible to provide a summary score.

There is the potential for most buildings to support protected species (bats and birds), and this increases as buildings are not maintained properly. The proposals require insulation upgrades, which further increases the potential of this scheme to interact with protected species.

Nesting birds are protected under the Wildlife and Countryside Act, 1981 (as amended), which makes it an offence to intentionally damage or destroy and active nest of any wild bird, or to kill or injure any wild bird. An offence under this legislation could result in an unlimited fine, and a custodial sentence of up to 6 months.

Bats are protected under the Habitat Regs, 2017. This makes it an offence to recklessly disturb, kill, or injure a bat, or to block access to or destroy a roost (even if it is not occupied at the time of the offence). An offence under this legislation could result in an unlimited fine, and a custodial sentence of up to 6 months.

It is not clear if this scheme will also involve works to the outside of the property, which may result in loss of trees/hedges/other vegetation or ecological features.

As a public authority, we have a statutory duty to maintain and enhance biodiversity, and promote the resilience of ecosystems, as set out in Section 6 of the Environment (Wales) Act, 2016. This is also incorporated into the latest Planning Policy Wales document.

This information must be included to scheme applicants, to ensure that the project does not result in offences, or harm to biodiversity.

**Name:** Joel Walley                      **Date:** 10/03/2023

## MAJOR RISKS TO THE PROJECT

A summary of the key risks associated with the project together with the likely impact and plans should they occur is provided below:

Title	Inherent Risk	Mitigating Action	Residual Risk
Unable to meet expectations of Denbighshire citizens	Reputational risk	<ul style="list-style-type: none"> <li>The scheme has already been advertised by Welsh Government in the local press. By authorising the project and promoting the scheme / successes will enhance the reputation of the council.</li> </ul>	
Unable to meet both local and national performance indicators for Empty Homes project	Impact on Corporate / National PIs	<ul style="list-style-type: none"> <li>This scheme will help in the successful delivery of the Empty Homes project. It will also contribute to Climate Change /Energy Efficiency goals as the primary source of funding will be to thermally enhance the empty properties.</li> </ul>	
		<ul style="list-style-type: none"> <li></li> </ul>	



Likelihood	A - Almost Certain	Yellow	Orange	Orange	Red	Red
	B - Highly Likely	Yellow	Yellow	Orange	Red	Red
	C - Probable	Green	Yellow	Yellow	Orange	Red
	D - Possible	Green	Green	Yellow	Orange	Orange
	E - Rare	Green	Green	Yellow	Yellow	Orange
		5 - Very Low	4 - Low	3 - Medium	2 - High	1 - Very High
		Impact				

## SUPPORTING INFORMATION

Please list any supporting documents that accompany this Business Case

Documents required to be presented with Business Cases:

For bids >£1m: Wellbeing Impact Assessment

For grant funded schemes: Grant application or offer letter

For external contributions: written confirmation from contributor

For CERA: confirmation from Management accounts

For Prudential Borrowing: quote from Capital Team

**£87,500 FOR 2023/24 TO COVER 10% DCC CONTRIBUTION FOR THE SCHEME**

## COUNTY LANDLORD STATEMENT

Please provide a statement from the County Landlord and where applicable the recommendation of the Asset Management Group. Contact David Lorey on [david.lorey@denbighshire.gov.uk](mailto:david.lorey@denbighshire.gov.uk).

Not applicable as this project deals with private sector dwellings only but the principal is supported.

Supplied by: **David Lorey**

Date: **10/03/2023**

## CHIEF FINANCE OFFICER STATEMENT

Please provide a statement from the Chief Finance Officer. Contact Steve Gadd on [steve.gadd@denbighshire.gov.uk](mailto:steve.gadd@denbighshire.gov.uk).

The scheme as set out would seem to help towards delivery of aspects of the Corporate Plan. The DCC funding requested would help secure significant external funding to Denbighshire residents. Members of the board need to consider and balance the capital priorities going forward in a very difficult financial climate. If approved the funding would come from the corporate priorities budget set aside when the 23/24 budget was set and so leave less funding available for other priorities that have recently been identified. The 24/25 commitment would result in a small pressure that would add to the existing financial gap for that year.

Supplied by: **Steve Gadd** Date: **09/03/2023**

## APPENDIX A – PROCEDURE CHECKLIST

		Completed
Draft Business case sent to:		
VAT accountant <a href="mailto:rhys.i.jones@denbighshire.gov.uk">rhys.i.jones@denbighshire.gov.uk</a> to check for vat implications	N.B. The Chief Finance Officer must be copied in to the email to these officers to demonstrate they have been advised/consulted	Yes 16/02/2023
Finance Capital Team contact as detailed on page 1		Yes 16/02/2023
Service accountant if revenue implications applicable		N/A
Chief Finance Officer statement obtained	N.B. Please allow a minimum of five working days for these officers to respond	Yes 09/03/2023
County Landlord statement obtained		Yes 10/03/2023
Carbon management impact statement obtained		Yes 13/03/2023
Biodiversity impact statement obtained		Yes 10/03/2023
Final completed Business Case sent to <a href="mailto:capitalbids@denbighshire.gov.uk">capitalbids@denbighshire.gov.uk</a>		Yes 05/04/2023



Llywodraeth Cymru  
Welsh Government

Derek James  
Rhondda Cynon Taff County Borough Council  
Council Offices  
The Pavillions,  
Cambrian Park,  
Clydach Vale,  
Tonypany,  
CF40 2XX

01 December 2022

Dear Derek

## **Award of Funding in relation to the national Empty Homes Grant scheme**

### **1. Award of Funding**

- (a) We are pleased to inform you that your Application has been successful and funding of up to **£50,267,000 (fifty million, two hundred and sixty seven thousand pounds)** (“the Funding”) is awarded to you for the Purposes (as defined in Condition 4(a)).
- (a) The Funding relates to the period 01 September 2022 to 31 March 2025 and must be claimed quarterly in arrears in accordance with the timescales set out in the Indicative Payment Profile. If you fail to claim the Funding annually in full in accordance with the timescales set out in the Indicative Payment Profile any unclaimed part of the annual Funding will cease to be available to you.
- (b) This letter shall become effective on the date of signature evidencing acceptance by you as set out in the acceptance page below.
- (c) If you have any queries in relation to this award of Funding or the Conditions please contact the Welsh Government Official who will be happy to assist you.

### **2. Statutory authority**

This award of Funding is made on and subject to the Conditions and under the authority of the Minister for Climate Change, one of the Welsh Ministers, acting pursuant to functions transferred under section 58A of the Government of Wales Act 2006.

### 3. Interpreting the Conditions

Any reference in the Conditions to:

**'you', 'your'** is to Rhondda Cynon Taff County Borough Council, Council Offices, The Pavillions, Cambrian Park, Clydach Vale, Tonypany, CF40 2XX

**'we', 'us', 'our'** is to the Welsh Ministers;

**'Welsh Government Official'** is to

Robert Davis  
Empty Homes Manager  
Welsh Government  
Cathays Park  
Cardiff  
CF10 1NA  
Tel: 0300 025 5585  
Email: [robert.davis@gov.wales](mailto:robert.davis@gov.wales)

or such other Welsh Government official as we may notify you.

**'Project Manager'** is to your project manager who is responsible for the day to day management of this award of Funding:

Lowri John  
Rhondda Cynon Taff County Borough Council,  
Council Offices,  
**Sardis House**  
**Sardis Road**  
**Pontypridd**  
**CF37 1DU**

Tel: **07385034137**  
E-mail: [Lowri.john@rctcbc.gov.uk](mailto:Lowri.john@rctcbc.gov.uk)

**'Application'** is to your application to deliver the Empty Homes Grant scheme on our behalf dated 28 June 2022;

**'Business Day'** is to a day other than a Saturday, Sunday, Christmas Day, Good Friday or a bank holiday in Wales under the Banking and Financial Dealings Act 1971;

**'Conditions'** is to the terms and conditions set out in this letter and the Schedules;

**'Costs Incurred'** is to the cost of goods and/or services you have received regardless of whether you have paid for them by the date of your claim;

**'Costs Incurred and Paid'** is to the invoiced cost of goods and/or services you have received and which have been paid for by you in cleared funds by the date of your claim;

**'Notification Event'** is to any of the events listed in Schedule 3;

**'Indicative Payment Profile'** is to the indicative payment profile set out in Schedule 4;

**'Personnel'** is to your management/employees and suppliers or any other person appointed or engaged by you in relation to the Purposes;

**'Schedule'** is to the schedules attached to this letter;

**any reference to any legislation** whether domestic or international law will include all amendments to and substitutions and re-enactments of that legislation in force from time to time.

#### **4. Use of the Funding**

- (a) You must use the Funding solely for the purposes set out in Schedule 1 (the **"Purposes"**)
- (b) You must achieve the targets and outcomes set out in Schedule 2 (the **"Targets"**).
- (c) Any change to the Purposes or Targets will require our written consent which must be obtained from us in advance of implementing any change. Please note that we are not obliged to give our consent but we will consider all reasonable written requests.
- (d) You must not use any part of the Funding for any kind of activity which in our opinion could bring us into disrepute, including but not limited to (1) party political purposes, (2) the promotion of particular secular, religious or political views; (3) gambling, (4) pornography, (5) offering sexual services, or (6) any kind of illegal activities.
- (e) You must not use any part of the Funding for: (1) purchasing capital equipment (other than as specified in the Purposes), (2) your legal fees in relation to this letter, (3) Costs Incurred or Costs Incurred and Paid by you in the delivery of the Purposes prior to the period referred to in Condition 1(b).

#### **5. Funding pre-conditions**

- (a) We will not pay any of the Funding to you until you have provided us with the following information and documentation:
  - i) this letter signed by you;

- ii) A Service Level Agreement (SLA) between yourselves and the local authorities who are taking part in the scheme.
  - iii) any other information, document, opinion or assurance which we consider to be necessary or desirable (if we have notified you accordingly) in connection with this award of Funding or the Purposes or in connection with the entry into and performance of this award of Funding or its validity and enforceability.
- (b) Where you are required to provide information and documentation to us as evidence that you have satisfied a particular pre-condition, Condition or in support of a claim, the information and documentation must be in all respects acceptable to us. We reserve the right to reject any information and documentation which is for any reason not acceptable to us, and/or request any further or additional information and/or documentation in support of the request for Funding

## **6. How to claim the Funding**

- (a) You may claim the Funding quarterly in arrears based on Costs Incurred by you in the delivery of the Purposes as detailed in the Indicative Payment Profile.
- (b) You must claim the Funding in accordance with the dates set out in the Indicative Payment Profile. You must claim the Funding promptly. We reserve the right to withdraw any part of the Funding that you do not claim promptly.
- (c) You must submit your claims for payment of Funding to the Welsh Government Official.
- (d) You must use our claim pro-forma (which is available from the Welsh Government Official) and attach the following information and documentation to each claim:
  - i) confirmation that you are operating in all respects in accordance with your constitution;
  - ii) confirmation that you have appropriate financial, risk and control systems in place before utilising any part of the Funding to provide a grant to or procure any goods or services from third parties;
  - iii) Provide monthly data reports using a reporting template that your Welsh Government official will provide to you;
  - iv) Provide annual end of year progress reports using a reporting template that your Welsh Government official will provide to you; and
  - v) Provide quarterly claim form as provided by Welsh Government.
- (e) We will aim to pay all valid claims as soon as possible and typically within 20 Business Days of receipt of a valid claim being made in



accordance with the provisions of this letter, and provided always that the Funding pre-conditions set out in Condition 5 above have been satisfied and that on both the date of the claim and the date the Funding is to be paid to you:

- i) the declarations made in Condition 8 below are true and correct and will be true and correct immediately after the relevant Funding has been paid to you; and
- ii) no Notification Event is continuing or might result from the proposed Funding.

## **7. Your general obligations to us**

You must:

- (a) safeguard the Funding against fraud generally and, in particular, fraud on the part of your Personnel and notify us immediately if you have reason to suspect that any fraud within your organisation has occurred or is occurring or is likely to occur whether or not it relates to the Funding. You must also participate in such fraud prevention initiatives as we may require from time to time;
- (b) maintain appropriate procedures for dealing with any conflicts of interest in relation to the Funding whether actual, potential or perceived;
- (c) comply with all applicable domestic or international laws or regulations or official directives;
- (d) maintain adequate insurances to cover against the risks which may arise in connection with any property or any activity undertaken in delivery of the Purposes. We reserve the right to require you to provide proof of your insurance;
- (e) maintain appropriate financial, risk and control systems before utilising any part of the Funding to provide a grant to or procure any goods or services from third parties;
- (f) co-operate fully with the Welsh Government Official and with any other employee of the Welsh Government or consultant appointed by us to monitor your use of the Funding and your compliance with the Conditions;
- (g) inform us immediately if any of the declarations made in Condition 8 is incorrect in any respect or, if repeated at any time with reference to the facts and circumstances then existing, would be incorrect;
- (h) notify us of any funding received by you from any source which is procured or utilised in conjunction with the Funding to directly support the Purposes including but not limited to your insurance

provider (cancellation/business disruption insurance), the UK Government's Coronavirus Job Retention Scheme and/or any Welsh Government fund/scheme and any other funders. The intention of this Condition is to avoid any duplication of funding in respect of the Purposes.

## **8. Declarations**

You declare that:

- (a) you have the power to enter into and to perform the obligations set out in the Conditions and you have taken all necessary action to authorise the entry into and performance of the obligations under the Conditions;
- (b) no limit on your powers will be exceeded as a result of claiming the Funding, or the grant of any security contemplated by the Conditions;
- (c) the entry into and performance by you of, and the transactions contemplated by, this letter do not and will not contravene or conflict with:
  - i) your constitutional documents;
  - ii) any agreement or instrument binding on you or your assets or constitute a default or termination event (however described) under any such agreement or instrument; or
  - iii) any law or regulation or judicial or official order, applicable to you;
- (d) no Notification Event is continuing or might reasonably be expected to result from the provision of the Funding and no other event or circumstance is outstanding which constitutes (or, with the expiry of a grace period, the giving of notice, the making of any determination or any combination thereof, would constitute) a default or termination event (howsoever described) under any other agreement or instrument which is binding on you or to which any of your assets is subject;
- (e) no litigation or arbitration or administrative proceeding is current or pending or, so far as you are aware, threatened, which has or could have an adverse effect on your ability to perform and comply with any of the Conditions;
- (f) you have disclosed to us all material facts or circumstances which need to be disclosed to enable us to obtain a true and correct view of your business and affairs (both current and prospective) or which ought to be provided to any person who is considering providing funding to you;

- (g) any information, in written or electronic format, supplied by you to us in connection with the Funding was, at the time it was supplied or at the date it was stated to be given (as the case may be):
  - i) if it was factual information, complete, true and accurate in all material respects;
  - ii) if it was a financial projection or forecast, prepared on the basis of recent historical information and on the basis of reasonable assumptions and was arrived at after careful consideration;
  - iii) if it was an opinion or intention, made after careful consideration and was fair and made on reasonable grounds; and
  - iv) not misleading in any material respect, nor rendered misleading by a failure to disclose other information, except to the extent that it was amended, superseded or updated by more recent information supplied by you to us.
- (h) you have discussed and agreed the Targets with us and you are confident that they are realistic and achievable;
- (i) there are no conflicts of interest in relation to the Funding whether actual, potential or perceived;
- (j) acceptance of this award of Funding will not result in duplicate funding in respect of the activities required to deliver the Purposes. This includes but is not limited to any payments received by you in relation to the effects of the spread of the Coronavirus (COVID-19) from your insurance provider (cancellation/business disruption insurance), the UK Government's Coronavirus Job Retention Scheme and/or any Welsh Government fund/scheme and any funders;
- (k) You will be deemed to repeat the declarations in this Condition 8 on each date you may have any liability to repay the award of Funding to us, and by reference to the facts and circumstances existing on each such date.

## **9. Notification Events and their consequences**

- (a) You must notify us immediately if a Notification Event has occurred or is likely to occur but we also reserve the right to notify you where we believe a Notification Event has occurred or is likely to occur.
- (b) We will either:
  - i) notify you that we, at our absolute discretion, consider the Notification Event is not capable of remedy; or

- ii) if we consider, at our absolute discretion, that the Notification Event is capable of being remedied, seek to discuss the Notification Event with you with a view to agreeing a course of action to be taken to address the Notification Event.
- (c) We will be entitled to take any of the actions listed in Condition 9(d) if:
- i) despite our efforts we have been unable to discuss the Notification Event with you; or
  - ii) we notify you that the Notification Event is not, in our opinion, capable of remedy; or
  - iii) a course of action to address and/or remedy the Notification Event is not agreed with you; or
  - iv) a course of action to address and/or remedy the Notification Event is agreed with you but you fail to follow it, or any conditions attached to it are not met (including without limitation the timescale for such course of action) to our satisfaction; or
  - v) the course of action fails to remedy the Notification Event to our satisfaction.
- (d) If any of the circumstances set out in Condition 9(c) occurs we may, at our absolute discretion, by notice to you:
- i) withdraw the award of Funding; and/or
  - ii) require you to repay all or part of the Funding; and/or
  - iii) suspend or cease all further payment of Funding; and/or
  - iv) make all further payments of Funding subject to such conditions as we may specify; and/or
  - v) deduct all amounts owed to us under the Conditions from any other funding that we have awarded or may award to you; and/or
  - vi) exercise any other rights against you which we may have in respect of the Funding.
- (e) All repayments of Funding must be made to us within 20 Business Days of the date of our demand.

## **10. Monitoring requirements**

You must:

- (a) provide us with such documents, information and reports which we may reasonably require from time to time in order for us to monitor your compliance with the Conditions including:
  - i) case studies in the format provided by Welsh Government of completed funded schemes as requested;
  - ii) periodic reporting of data in a format provided by us;

- iii) establish and manage an operational group including holding meetings on at least a quarterly basis which the Welsh Government Official will attend.
- (b) meet with the Welsh Government Official and such other of our representatives as we may from time to time reasonably require
- (c) ensure that the Project Manager (or such other person as we may agree) together with any other person we may require attends all meetings with the Welsh Government Official.

## **11. Audit Requirements**

- (a) You must:
  - ii) maintain complete, accurate and valid accounting records identifying all income and expenditure in relation to the Purposes;
  - iii) without charge, permit any officer or officers of the Welsh Government, Wales Audit Office or any UK subsidy enforcement body at any reasonable time and on reasonable notice (in exceptional circumstances, such as the prevention or detection of fraud, it may not be practicable to provide you with reasonable notice) being given to you to visit your premises and/or to inspect any of your activities and/or to examine and take copies of your books of account and such other documents or records howsoever stored as in such officer's reasonable view may relate in any way to your use of the Funding. This undertaking is without prejudice and subject to any other statutory rights and powers exercisable by the Welsh Government, Wales Audit Office or any UK subsidy enforcement body or any officer, servant or agent of any of the above;
  - iv) retain this letter and all original documents relating to the Funding until we inform you in writing that it is safe to destroy them;
  - v) provide us with an annual Statement of Expenditure in accordance with the requirements set out in Schedule 5.
- (b) Under paragraph 17 of Schedule 8 to the Government of Wales Act 2006 the Auditor General for Wales has extensive rights of access to documents and information relating to monies provided by the Welsh Government. They and their officials have the power to require relevant persons who control or hold documents to give any assistance, information and explanation that they may require; and to require those persons to attend before them for such a purpose. The Auditor General and their staff may exercise this right at all reasonable times.

## **12. Third party obligations**

- (a) Nothing in the Conditions imposes any liability on us in respect of any liability incurred by you to any third party (including, without limit, employees and contractors).
- (b) You must indemnify us against any liabilities, claims, proceedings, demands, losses, costs and expenses suffered or incurred by us directly or indirectly arising as a result of or in connection with any failure by you to perform fully or in part any obligation you may have to a third party.

## **13. Intellectual property rights and publicity**

- (a) Nothing in the Conditions transfers to us any rights in any intellectual property created by you as a result of the Purposes.
- (b) You must acknowledge our support in relation to the Purposes. Such acknowledgement(s) must be in a form approved by us and must comply with the Welsh Government's branding guidelines.
- (c) You must provide the Welsh Government Official with details of all the acknowledgement(s) referred to in Condition 13(b) for our approval before any such acknowledgements are used and you may not use such acknowledgments without our prior written approval. We will endeavour to respond to all written requests for approval within 15 Business Days.
- (d) You agree that from the date of this letter until 5 years from the date of the final payment of Funding we may include details about your organisation and business, the Funding and the Purposes in Welsh Government promotional materials and you further agree to cooperate with our reasonable requests to achieve the production of such materials.

## **14. Information**

- (a) You acknowledge that we are subject to the requirements of the Freedom of Information Act 2000 (the "FOIA"), the Environmental Information Regulations 2004 (the "EIR"), the Data Protection Act 2018 (the "DPA") and the retained EU law version of the General Data Protection Regulation ((EU) 2016/679) (the "UK GDPR").
- (b) You acknowledge that we are responsible for determining in our absolute discretion whether:
  - i) to disclose any information which we have obtained under or in connection with the Funding to the extent that we are required to disclose such information to a person making a disclosure request under the FOIA or the EIR; and/or

- ii) any information is exempt from disclosure under the FOIA or the EIR.
- (c) You acknowledge that we may share any data you provide to us with fraud prevention agencies and third parties for the purposes of preventing and detecting fraud. Any personal data we collect will be managed in accordance with our Privacy Notice which is available to view here [Privacy notice: Welsh Government grants | GOV.WALES](#)

## 15. Buying goods and services

- (a) If you decide to buy any goods and/or services to deliver the Purposes, they must be purchased in a competitive and sustainable way so as to demonstrate that you have (i) achieved best value in the use of public funds, and (ii) complied with your conflict of interest policy at the relevant time.
- (b) We may from time to time request evidence from you to demonstrate your compliance with this Condition 15. Such evidence may take the form of evidence of your:
  - i) compliance with any procurement regulations, legislation or guidance in place from time to time to which you, or any person carrying out a business or function of the same or similar nature to you, is subject; or
  - ii) compliance with your procurement policy in place at the relevant time; or
  - iii) obtaining a minimum of three written quotations for the relevant goods and/or services.

You must supply such evidence to us promptly following our written request for such evidence.

## 16. Giving notice

- (a) Where notice is required to be given under the Conditions it must be in writing (this does not include email but may include a letter attached to an email) and must prominently display the following heading:

***“Notice in relation to the national Empty Homes Grant scheme”.***

- (b) The address and contact details for the purposes of serving notice under the Conditions are as follows

You: the Project Manager at the address stated in Condition 3.

Us: the Welsh Government Official at the address stated in Condition 3.



- (c) A notice will be deemed to have been properly given as follows:-
- |                           |   |
|---------------------------|---|
| Prepaid first class post: | on the second Business Day after the date of posting.   |
| By hand:                  | upon delivery to the address or the next Business Day if after 4pm or on a weekend or public holiday. |
| By email attachment:      | upon transmission or the next Business Day if after 4pm or on a weekend or public holiday.            |

## **17. Equality**

You must have in place and apply equality policies covering employment, use of volunteers and provision of services, in accordance with the Equality Act 2010.

## **18. Welsh language**

- a) The Welsh Government is committed to supporting the Welsh language and culture and The Cymraeg 2050: A million Welsh speakers Welsh language strategy (Cymraeg 2050) provides a vision for the growth and further development of the Welsh language.
- b) Where the Purposes include or relate to the provision of services in Wales, they must be provided in Welsh and English unless it would be unreasonable or disproportionate to do so. They must be provided in such a way as to not treat the Welsh language less favourably than English, in accordance with the Welsh Language (Wales) Measure 2011.
- c) Where the provision of services forms part of the Purposes, you must act in accordance with the Welsh Language (Wales) Measure 2011 and the aims of Cymraeg 2050. In practice, this will include the following:
  - i) Ensure that any written material produced, including digital material, is bilingual.
  - ii) Ensure that any signage is bilingual.
  - iii) Ensure that any training or public events are held bilingually.
  - iv) Actively promote and facilitate the Welsh language (including providing services and increasing opportunities to use the Welsh language) within funded activities.
- d) For general advice on providing services bilingually and for information on which organisations are able to support you, please

contact the Welsh language advice service “Helo Blod” on 03000 258888 or e-mail [heloblod@gov.wales](mailto:heloblod@gov.wales) with your query.

## **19. Sustainable development**

Your use of the Funding must contribute to the achievement of the Welsh Government’s well-being objectives contained in the Welsh Government’s Programme for Government. You must work in a sustainable way (sustainable development principle) in delivering the Purposes so as to ensure you are working in a preventative, integrated, long-term and collaborative way that involves people that reflect the diversity of Wales. Please refer to Schedule 1 for further information.

## **20. Welsh Ministers’ functions**

You acknowledge that the Welsh Ministers have a range of functions which will continue to accrue and be amended and that decisions in relation to each such function are obliged to be taken in the light of all relevant and to the exclusion of all irrelevant considerations. You agree that nothing contained or implied in, or arising under or in connection with, the Conditions will in any way prejudice, fetter or affect the functions of the Welsh Ministers or any of them nor oblige the Welsh Ministers or any of them to exercise, or refrain from exercising, any of their functions in any particular way.

## **21. General**

- (a) If at any time any of the Conditions are deemed to be or become invalid, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions will not in any way be affected or impaired.
- (b) No failure or delay on our part to exercise any power, right or remedy under the Conditions will operate as a waiver of any such power, right or remedy or preclude its further exercise or the exercise of any other power, right or remedy. The powers, rights or remedies hereby provided are cumulative and not exclusive of any powers, rights or remedies provided by law.
- (c) Any amendment or variation to the Conditions must be in writing and signed by us and you in the same manner as this letter (or as otherwise agreed by us in writing from time to time).
- (d) You may not assign or otherwise dispose of in any way your rights, benefits, obligations or duties under the Conditions.
- (e) Conditions 7, 9, 11, 13, 14, and 21(e) and such other Conditions which by implication need to continue in force beyond the final payment of Funding will so continue in full force and effect.

- (f) The award of the Funding is to you alone and no one else is entitled to make any claim in respect of the Funding or seek to rely on or enforce any of the Conditions.
- (g) In circumstances where you comprise two or more persons or bodies, the liabilities of such persons or bodies shall be joint and several and the default of one of such persons or bodies shall be deemed to be the default of all.
- (h) The Conditions and any disputes or claim (including any non-contractual disputes or claims) arising out of or in connection with it its formation or its subject matter are to be governed by and construed in accordance with the laws of Wales and England as applied in Wales and the parties hereto submit to the exclusive jurisdiction of the courts of Wales and England.

## **22. How to accept this award of Funding**

- (a) To accept this award of Funding you must sign and return a copy of this letter to the Welsh Government Official. None of the Funding will be paid to you until we have received your signed letter.
- (b) We must receive your signed letter on or before 15 December 2022 (within 14 days of the date of this letter), or this award of Funding will automatically be withdrawn.

Yours faithfully



Signed by:  
Stuart Fitzgerald  
Deputy Director, Homes & Places  
Housing & Regeneration  
under authority of the Minister for Climate Change, one of the Welsh Ministers

## **SCHEDULE 1 The Purposes**

The Purpose of the Funding is to support you in the successful roll out of a national Empty Homes Grant scheme, (“the Scheme”), across Wales.

The Scheme offers applicants a grant of up to £25,000 to enable applicants to bring a property, that has been registered with the relevant council tax department as empty for a minimum of 12 months and is in their ownership, back into use. It supports the delivery of our investment priority to return empty properties into use, help regenerate communities, provide more choice and suitable accommodation for residents.

You will be responsible for the delivery and management of the Scheme operating in all participating local authorities.

You will ensure that a legal charge and restriction is secured against all properties that benefit from this funding. Such legal charge and restriction should be secured for a period of 5 years from the certification of grant aided work.

You will provide regular updates including at Operational Group meetings.

You will enter a Service Level Agreement (SLA) between yourselves and the local authorities who are taking part in the scheme. You will work with the participating local authorities to ensure they understand how the Scheme will operate and be managed within their areas, and what involvement will be required from them to support the successful delivery of the Scheme. You will also agree with the local authorities their mechanism for contributing their 10% match funding ahead of any claim being submitted to Welsh Government. You can begin delivery in those local authorities once you have received signed SLAs agreeing to the terms of the scheme for that area.

The Funding must be delivered in line with the scheme eligibility criteria, including any individual eligibility criteria for each LA which will be agreed with Welsh Government prior to applications being processed in that area.

**Up to £267,000 of the Funding can be used for staffing and administrative costs to deliver the Scheme on our behalf during 2022-23. In addition, up to £50,000,000 will be allocated from 2023-24 to 2024-25 to provide grants to owner-occupiers, Registered Social Landlords, Community Housing Groups and Local Authorities (“the Beneficiary”) and for staffing and administrative costs. Notional allocations will be made to each local authority each year based on the number of empty properties in each local authority area. This information will be provided by Welsh Government officials to you.**

Should a Beneficiary wish to dispose of their property whilst your legal charge remains in place or if a property remains unoccupied for 6 months or more

following the payment of the grant to the Beneficiary then the grant provided must be repaid in full to you.

If a grant is repaid to you up to 31<sup>st</sup> March 2025, then such money may be recycled and paid to another Beneficiary in accordance with the Scheme. Any local authority contribution is explicitly for use within that local authority area. If any grant is repaid after the 1<sup>st</sup> April 2025 then you must inform the Welsh Government Official and discuss its repayment to Welsh Government and the relevant local authority as appropriate.

### **Third Party Grant Scheme**

The purpose of the Funding is for you to provide grants to owner-occupiers, Registered Social Landlords, Community Housing Groups and Local Authorities (the “Beneficiaries”). The maximum amount of grant per Beneficiary is £25,000 per property and must be used by the Beneficiary for the Empty Homes Grant Scheme (the “Scheme”).

Up to £50,000,000 has been provided for the purpose. The funding must also fund the staffing and administration fees for 2023-24 and 2024-25. Expenditure for staffing and administration must be agreed with Welsh Government in advance.

You are responsible for managing all grants to Beneficiaries and ensuring that all necessary procedures and processes are put in place before any grant is awarded.

You must undertake appropriate due diligence before awarding any funding to a Beneficiary.

You must undertake a comprehensive “subsidy checklist” assessment of the Scheme to ensure that it complies with the UK Subsidy Regime. You must also consider the Subsidy implications of each individual grant and obtain such documentation and information from the Beneficiary as is necessary to demonstrate your compliance with the UK Subsidy Regulation.

You must put in place appropriate grant terms and conditions ensuring that they are in line with and, not in conflict with any of the requirements set out in these Conditions.

You must agree a clear purpose for each grant and how you will measure the Beneficiary’s success in delivering those purposes. You must agree SMART targets with the Beneficiaries.

In accordance with Condition 10, we may from time to time request information about the Scheme and any grant paid under the Scheme. The information you provide must comply with your Application. Any failure by you to provide satisfactory information will be deemed a Notification Event.

Nothing in this Schedule shall relieve you of any of your obligations to us as set out in these Conditions.

## **SCHEDULE 2**

### **The Targets**

#### **2022-23**

- You will put relevant scheme processes in place including sufficient resource to manage the scheme by scheme launch in January 2023.
- You will liaise with individual LAs and provide draft SLAs to each local authority no later than January 2023.
- You will ensure that an SLA is in place with each participating local authority prior to any applications being processed through the scheme.
- You will start to process applications from January 2023.

#### **2023-24 – 2024-25**

- All grant funded works should result in an energy efficiency improvement to each property.
- The energy efficiency works undertaken in each property should be reported separately and provided to Welsh Government.
- We expect the funding to result in up to 2,000 properties being brought back into use through the scheme, based on the maximum grant level being applied to each grant awarded.

The indicative allocations for each local authority in Table 1 below are based on the assumption that each local authority participates in the scheme:

**Table 1: Indicative allocations per Local Authority**

<b>Local Authority</b>	<b>No. of empty properties (2022/23)</b>	<b>Allocation 2023/24*</b>	<b>Indicative allocation 2024/25*</b>
Blaenau Gwent	798	£901,084	£901,084
Bridgend	1101	£1,243,225	£1,243,225
Caerphilly	1023	£1,155,149	£1,155,149
Cardiff	1395	£1,575,203	£1,575,203
Carmarthenshire	2259	£2,550,813	£2,550,813
Ceredigion	729	£823,171	£823,171
Conwy	686	£774,616	£774,616
Denbighshire	789	£890,921	£890,921
Flintshire	865	£976,739	£976,739
Gwynedd	1349	£1,523,261	£1,523,261
Isle of Anglesey	340	£383,921	£383,921
Merthyr Tydfil	550	£621,048	£621,048
Monmouthshire	605	£683,153	£683,153
Neath Port Talbot	1060	£1,196,929	£1,196,929
Newport	1015	£1,146,116	£1,146,116
Pembrokeshire	1322	£1,492,773	£1,492,773
Powys	952	£1,074,977	£1,074,977
Rhondda Cynon Taf	2121	£2,394,986	£2,394,986
Swansea	1701	£1,920,732	£1,920,732
Torfaen	422	£476,513	£476,513
Vale of Glamorgan	749	£845,754	£845,754
Wrexham	309	£348,916	£348,916
<b>Total</b>	<b>22,140</b>	<b>£25,000,000</b>	<b>£25,000,000</b>

**\*Indicative allocations based on annual empty property statistics and subject to reduction to include administration costs and therefore subject to change.**



### **SCHEDULE 3**

#### **Notification Events**

The Notification Events referred to in Condition 9 are listed below:

1. repayment of any part of the Funding is required in accordance with any relevant legislation;
2. you fail to comply with any of the Conditions;
3. the Funding, in full or in part, is not being used for the Purposes;
4. you fail to achieve any or all of the Targets;
5. there is unsatisfactory progress towards completing the Purposes, including meeting the Targets;
6. you fail to provide information about the Purposes requested by us or any UK subsidy enforcement body or any of its auditors, agents or representatives;
7. we have reason to believe that you and/or any of your Personnel are involved in fraudulent activity or have been involved in fraudulent activity [whilst the Purposes are/were being carried out];
8. we have made an overpayment of Funding to you;
9. there is a duplication of funding in respect of any part of the Purposes. This includes but is not limited to any payments received by you in relation to the effects of the spread of the Coronavirus (COVID-19) from your insurance provider (cancellation/business disruption insurance), the UK Government's Coronavirus Job Retention Scheme and/or any Welsh Government fund/scheme
10. any declaration made in Condition 8 is, or proves to be, incomplete untrue or misleading, incorrect in any respect or, if repeated at any time with reference to the facts and circumstances then existing, would be incorrect;
11. there has been a modification (qualification, adverse or disclaimer) to the auditor's opinion on your financial statements;
12. an event or circumstance has occurred and is outstanding which constitutes (or, with the expiry of a grace period, the giving of notice, the making of any determination or any combination thereof, would constitute) a default or termination event (howsoever described) under any other agreement or instrument which is binding on you or to which any of your assets is subject;

13. a moratorium in respect of all or any of your debts or assets or a composition or an agreement with your creditors is agreed, applied for, ordered or declared;
14. you stop or suspend payment of any debts or are unable, or admit in writing your inability, to pay your debts as they fall due;
15. the value of your assets is less than your liabilities (taking into account contingent and prospective liabilities);
16. you commence negotiations, or enter into any composition, compromise, assignment or arrangement, with one or more of your creditors with a view to rescheduling any of your indebtedness (because of actual or anticipated financial difficulties);
17. any action, proceedings, procedure or step is taken in relation to you in relation to:
  - (a) the suspension of payments, a moratorium in respect of any indebtedness, winding up, dissolution, administration or reorganisation (using a voluntary arrangement, scheme of arrangement or otherwise); or
  - (b) a composition, compromise, assignment or arrangement with any of your creditors; or
  - (c) the appointment of a liquidator, receiver, administrative receiver, administrator, compulsory manager or other similar officer in respect of you or any of your assets.
18. a statutory demand is issued against you;
19. you cease, or threaten to suspend or cease, to carry on all or a material part of your business;
20. there is a change in your constitution, status, control or ownership and/or your external auditors resign;
21. you fail to comply with any statutory reporting obligations which are applicable to you (including, but not limited to, filing requirements at Companies House, the Charity Commission, the Financial Conduct Authority);
22. there is any change, whether permanent or temporary, in your shareholders, directors, trustees or partners and/or Personnel which may affect your ability to deliver the Purposes;
23. any event occurs or circumstances arise which in our opinion gives reasonable grounds for believing that providing the Funding and/or the

continuation of the arrangements contemplated by this letter could bring us into disrepute;

24. any event occurs or circumstances arise which in our opinion gives reasonable grounds for believing that you may not, or may be unable, to perform or comply with any of your obligations under the Conditions.

**SCHEDULE 4**  
**Indicative Payment Profile**  
**(refer to Conditions 5(b), 6(a) and (b))**

If you fail to claim the Funding annually in full in accordance with the timescales set out in this Indicative Payment Profile any unclaimed part of the annual Funding will cease to be available to you.

<b>Instalment number</b>	<b>Maximum amount of instalment</b>	<b>Earliest date for claim</b>	<b>Last date for claim</b>	<b>Documents which must accompany claim pro-forma</b>
<b>2022-23</b>				
1	£267,000	01 April 2023	30 April 2023	Claim form Monthly Data report Annual statement as per condition 11(a)(iv)
<b>2023-24</b>				
2	£25,000,000 (instalments quarterly depending on costs incurred in period)	Q1 - 01 July 2023 Q2 – 01 October 2023 Q3 – 01 January 2024 Q4 – 01 April 2024	Q1 - 31 July 2023 Q2 – 31 October 2023 Q3 – 31 January 2024 Q4 - 30 April 2024	Quarterly Claim form Monthly Data report Annual End of Year progress report Annual statement as per condition 11(a)(iv)
<b>2024-25</b>				
3	£25,000,000 (instalments quarterly depending on costs incurred in period)	Q1 - 01 July 2024 Q2 – 01 October 2024 Q3 – 01 January 2025 Q4 – 01 April 2025	Q1 - 31 July 2024 Q2 – 31 October 2024 Q3 – 31 January 2025 Q4 - 30 April 2025	Quarterly Claim form Monthly Data report Annual End of Year progress report Annual statement as per condition 11(a)(iv)

**SCHEDULE 5**

**Annual Statement of Grant Expenditure**

**Local Authority Allocation Certificate**

**End of Year income / expenditure report**

a) Total grant received for 2022-23 £

b) Actual Expenditure £

**Grant to be reclaimed by the Welsh Ministers (a-b) £**

I confirm that the agreed aims and objectives have been met.

**Certificate of the Chief Finance Officer**

I certify to the best of my knowledge and belief that:

- the Information given above is correct and that all expenditure correctly records actual amounts incurred by the authority in relation to the Purposes and costs approved by the Welsh Government as being eligible under the grant;
- Activity was carried out against the agreed aims and objectives in accordance with the Award letter and associated Terms and Conditions of the grant;
- Systems and Controls were in place to ensure that the grant was used solely for the Purposes for which it was given, whether spent directly or passed to other organisations;
- No claims have been made for other funding from the Welsh Government or any other body in respect of the expenditure shown on this statement; and
- Monitoring arrangements were in place to ensure that implementation progressed as recorded on any agreed Delivery plan.

I have attached a qualification report outlining why I am unable to certify the above.

**Signature:** .....

**Date:** .....

**Position:** Chief Finance Officer / Director of Finance (please delete as appropriate)

**TWO SIGNATORIES ARE REQUIRED**

We declare we are duly authorised to accept the award of Funding for delivery of the national Empty Homes Grant scheme and the Conditions relating to the Funding.

\_\_\_\_\_ Signature  
An authorised signatory of **Rhondda Cynon Taff County Borough Council**

\_\_\_\_\_ Name

\_\_\_\_\_ Job Title

\_\_\_\_\_ Date

\_\_\_\_\_ Signature  
An authorised signatory of **Rhondda Cynon Taff County Borough Council**

\_\_\_\_\_ Name

\_\_\_\_\_ Job Title

\_\_\_\_\_ Date

Application received by RCT - RCT liaise with relevant Lead officer/CTax department to determine if eligible (valid) application.

If yes (it is a valid application), info shared with relevant LA (applicant name/s e-mail address, contact no, correspondence address & empty home address - for LA to arrange survey).

Once contact is made and survey appointment arranged (N.B RCT advises LA's to attempt contacting an applicant a min 3times before cancelling), surveyor would then survey the property & subsequently produce a schedule of works (SOW). SOW template & schedule of rates to be provided by RCT (Surveyors will need to populate with their figures/works. )

Surveyor may require further specialist reports before finalising the SOW- RCT & applicant to be advised. Once reports received, Surveyor to amend/update SOW as required. RCT will then issue the SOW along with a covering letter.

No grant aided works to start prior to formal approval. Once formal approval issued, LA is notified same time as applicant. Works can then commence at the property (9 months issued for works to complete)

3 opportunities for payment (x2 interim & 1 final). For first payment, min £5k worth of work to have been completed & applicants contribution. When a payment request is received by RCT (from the applicant), LA surveyor will need to attend site and produce a valuation. % & £ of works completed. Once this is received, RCT requests invoice/s and bank details from applicant for payment.

Applicant may encounter unforeseen works on site (UFW) - if so & there is money left in the grant, they can notify RCT/the grants surveyor who will need to visit site again to assess . An UFW SOW will need to be produced & shared with RCT & applicant. RCT will request an estimate for new works & grant award may need to be amended. No limit on how many UFW visits can take place - max generally 2/3 (depends on condition/state of property).

Final visit for sign off will become the works certified date - the date which the 5 year grant conditions start.



## **Welsh Govt Empty Homes Grant Scheme: Well-being Impact Assessment Report**

This report summarises the likely impact of the proposal on the social, economic, environmental and cultural well-being of Denbighshire, Wales and the world.

**Assessment Number:** 1225

**Brief description:** WG Empty Homes Grant scheme will provide upto £25K of WG grant to enable empty properties to be brought back into use as the main and only residence of the empty property owner. Contributions from the Local Authority and the empty property owner will be required

**Date Completed:** 13/06/2023 16:47:08 Version: 1

**Completed by:** Andrea Fisher

**Responsible Service:** Planning, Public Protection and Countryside Services

**Localities affected by the proposal:** Whole County,

**Who will be affected by the proposal?** Owners of empty residential dwellings that have been empty for at least 12 months and where the empty home owner intends to occupy the property as their main and only residence for a minimum of 5 years

**Was this impact assessment completed as a group?** Yes



## **Summary and Conclusion**

Before we look in detail at the contribution and impact of the proposal, it is important to consider how the proposal is applying the sustainable development principle. This means that we must act "in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs."

### **Score for the sustainability of the approach**

**3 out of 4 stars**

**Actual score : 27 / 36.**

### **Summary for each Sustainable Development principle**

#### **Long term**

The Welsh Govt Empty Homes Grant scheme will provide financial assistance to owners of properties that have been empty for over 12 months to enable refurbishment with the main emphasis being on ensuring the property is more energy efficient.

#### **Prevention**

The Empty Homes Grant could enable those who are looking to get on the housing market to buy a property and renovate where maybe they wouldn't be able to afford this in normal circumstances. It will provide stability to local communities because the owners will live there for a minimum period of 5 years and will deter anti-social behaviour as the property will not become a target. The primary consideration of this grant is to ensure that the property is made as thermally efficient as possible

#### **Integration**

The EH grant will help significantly in the delivery of the empty homes strategy

#### **Collaboration**

The EH grant has been developed by Welsh Government and will be administered by Rhondda Cynan Taf (RCT). Regular meetings are to be held to share good practice, lessons learnt etc.

## Involvement

This national scheme has already been developed and is live, however people affected (empty home owners) will be consulted as part of the application process.

## Summary of impact

Well-being Goals	Overall Impact
<a href="#">A prosperous Denbighshire</a>	Positive
<a href="#">A resilient Denbighshire</a>	Positive
<a href="#">A healthier Denbighshire</a>	Positive
<a href="#">A more equal Denbighshire</a>	Neutral
<a href="#">A Denbighshire of cohesive communities</a>	Positive
<a href="#">A Denbighshire of vibrant culture and thriving Welsh language</a>	Positive
<a href="#">A globally responsible Denbighshire</a>	Positive

## Main conclusions

The WG Empty Home Grant scheme will lever in WG and private sector funding to enable potential problematic long term empty properties to be brought back into use as owner / occupied dwellings. It will improve the visual amenity of an area; reduce anti-social behaviour and the sense of threat that empty properties can attract and thus make potentially it more attractive for inward investment. Applicants will be encouraged to use local contractors and local builders merchants which will contribute to a more prosperous Denbighshire.

Empty properties are more often older and thermally inefficient. Improvements to energy efficiency is a key aspect of this project and will reduce the carbon footprint of older dwellings through these

## Welsh Govt Empty Homes Grant Scheme

renovation works.

By encouraging and promoting biodiversity and sensitivity to the natural / built environment, through sensitive external works, bat boxes etc.

## **The likely impact on Denbighshire, Wales and the world.**

### **A prosperous Denbighshire**

#### **Overall Impact**

Positive

#### **Justification for impact**

Applicants will be encouraged to use local contractors and local builders merchants.

Resources are expected to be spent with in the local community and local employment, with opportunities for new local employment and training.

Improvements to energy efficiency is a key aspect of this project and will reduce the carbon footprint of older dwellings through these renovation works.

#### **Further actions required**

All works carried out in accordance with Building Regulations.

Improvements to energy efficiency is a key aspect of this project and will reduce the carbon footprint of older dwellings through these renovation works.

#### **Positive impacts identified:**

##### **A low carbon society**

Refurbishment works will be carried out in accordance with Building Regulations and The Housing Act 'Housing Health & Safety Rating System' with primary focus on improving energy efficiency

##### **Quality communications, infrastructure and transport**

N/A as works to private dwellings

##### **Economic development**

Applicants will be encouraged to use local contractors and local builders merchants.

##### **Quality skills for the long term**

## Welsh Govt Empty Homes Grant Scheme

Local contractors potential to opportunities to training, which in turn can create links to local colleges, apprenticeships etc.

### **Quality jobs for the long term**

Improved training and skills, enable workers to be more specialised and get higher paid employment in the long term.

### **Childcare**

Provide warmer, more hospitable homes

### **Negative impacts identified:**

#### **A low carbon society**

Works potentially to older dwellings with a higher carbon footprint

### **Quality communications, infrastructure and transport**

No impacts identified

### **Economic development**

No impacts identified

### **Quality skills for the long term**

No impacts identified

### **Quality jobs for the long term**

No Impacts identified

### **Childcare**

No impacts identified

## **A resilient Denbighshire**

### **Overall Impact**

Positive

### **Justification for impact**

As the primary focus of this grant is to enhance the energy efficiency of empty properties, when back in use these empty properties are likely to have lower energy consumption and reduced energy usage.

By encouraging and promoting biodiversity and sensitivity to the natural / built environment, through sensitive external works, bat boxes etc.

### **Further actions required**

Biodiversity may have been enhanced through neglect of the empty property. It will be important to include biodiversity enhancement measures and be sensitive to the current biodiversity in the natural / built environment when undertaking the works.

### **Positive impacts identified:**

#### **Biodiversity and the natural environment**

Improving energy efficiency may help reduce impacts of climate change which can impact negatively on biodiversity in an area

#### **Biodiversity in the built environment**

Improving energy efficiency may help reduce impacts of climate change which can impact negatively on biodiversity in an area

#### **Reducing waste, reusing and recycling**

Advice to be given to empty home owners in regards to reducing waste etc.

#### **Reduced energy/fuel consumption**

It is expected that energy efficiency of the dwelling will be enhanced by the works

**People's awareness of the environment and biodiversity**

It is expected that the environment and biodiversity will be considered as the main focus is upon thermally upgrading properties

**Flood risk management**

Most works will be to the dwelling, any major works will be in line with Planning Policy

**Negative impacts identified:**

**Biodiversity and the natural environment**

Biodiversity may have been enhanced through neglect of the empty property

**Biodiversity in the built environment**

Biodiversity may have been enhanced through neglect of the empty property

**Reducing waste, reusing and recycling**

No impact identified

**Reduced energy/fuel consumption**

No impact identified

**People's awareness of the environment and biodiversity**

Biodiversity may have been enhanced through neglect of the empty property

**Flood risk management**

No impact identified

**A healthier Denbighshire**

## **Overall Impact**

Positive

### **Justification for impact**

Financial assistance is prioritised towards supporting more thermally efficient homes, thus reducing potential reliance upon other services.

### **Further actions required**

Ensure that the financial assistance is utilised primarily for removal of category 1 hazards and making the empty property as thermally efficient as possible.

### **Positive impacts identified:**

#### **A social and physical environment that encourage and support health and well-being**

Removing an empty property from an area will improve the look of the area and thus promote more well-being in the locale

#### **Access to good quality, healthy food**

Access to gardens may give opportunities to grown own veg etc.

#### **People's emotional and mental well-being**

Removing an empty property from an area will improve the look of the area and thus promote more well-being in the locale

#### **Access to healthcare**

The work should ensure less reliance on healthcare

#### **Participation in leisure opportunities**

No impact identified

### **Negative impacts identified:**



**A social and physical environment that encourage and support health and well-being**

No impact identified

**Access to good quality, healthy food**

No impact identified

**People's emotional and mental well-being**

No impact identified

**Access to healthcare**

No impact identified

**Participation in leisure opportunities**

No impact identified

**A more equal Denbighshire**

**Overall Impact**

Neutral

**Justification for impact**

The EH Grant scheme is open to any empty home owner where the property has been empty for over 12 months and the owner intends to occupy the property as their main residence.

**Further actions required**

N/A

**Positive impacts identified:**

**Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation**

N/A as the EH Grant scheme is open to any empty home owner where the property has been empty for over 12 months and the owner intends to occupy the property as their main residence

**People who suffer discrimination or disadvantage**

N/A as the EH Grant scheme is open to any empty home owner where the property has been empty for over 12 months and the owner intends to occupy the property as their main residence

**People affected by socio-economic disadvantage and unequal outcomes**

N/A as the EH Grant scheme is open to any empty home owner where the property has been empty for over 12 months and the owner intends to occupy the property as their main residence

**Areas affected by socio-economic disadvantage**

The EH grant will enable empty homes to be brought back into use and thus help in the reduction of potential anti-social behaviour and sense of threat within communities where long term empty properties are located. It will improve the visual amenity of an area and make it more attractive for inward investment.

**Negative impacts identified:**

**Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation**

No impacts identified

**People who suffer discrimination or disadvantage**

No impacts identified

**People affected by socio-economic disadvantage and unequal outcomes**

No impacts identified

**Areas affected by socio-economic disadvantage**

No impacts identified

**A Denbighshire of cohesive communities**

**Overall Impact**

Positive

**Justification for impact**

The EH grant will enable empty homes to be brought back into use and thus help in the reduction of potential anti-social behaviour and sense of threat within communities where long term empty properties are located.

It will improve the visual amenity of an area and potentially make it more attractive for inward investment.

**Further actions required**

No negative impacts identified

**Positive impacts identified:**

**Safe communities and individuals**

The EH grant will enable empty homes to be brought back into use and thus help in the reduction of potential anti-social behaviour and sense of threat within communities where long term empty properties are located

**Community participation and resilience**

Empty homes brought back into use via this scheme will ensure that the property is used as a main residence for a minimum of 5 years thus promoting community resilience

**The attractiveness of the area**

Improvements to the visual amenity of an area will be achieved through bringing empty properties back into use as these properties can have a negative impact on an area.

**Connected communities**

Promotion of digital connectivity will be form part of the EH grant process.

**Rural resilience**

Some of the most problematic empty properties are located in rural communities and are the most difficult to deal with. This scheme could make the prospect of bringing the empty home back into use more realistic

**Negative impacts identified:**

**Safe communities and individuals**

No impacts identified

**Community participation and resilience**

No impacts identified

**The attractiveness of the area**

No impacts identified

**Connected communities**

No impacts identified

**Rural resilience**

No impacts identified

## **A Denbighshire of vibrant culture and thriving Welsh language**

### **Overall Impact**

Positive

### **Justification for impact**

Impact on Welsh language is neutral however promoting the Welsh language could be made through encouraging grant applicants to use local contractors who would be sensitive to the Welsh language, culture and heritage.

### **Further actions required**

Improvements in promoting the Welsh language could be made through encouraging contractors to use bi-lingual signage / company stationary / websites etc.

Encourage team members to learn / use the Welsh language

### **Positive impacts identified:**

#### **People using Welsh**

We have a number of Welsh speakers within the team including our Empty Homes Officer

#### **Promoting the Welsh language**

Bilingual literature

#### **Culture and heritage**

May enable Welsh speakers to remain within their communities and thus enhance Welsh culture and heritage

### **Negative impacts identified:**

#### **People using Welsh**

No all of the team are Welsh speaking

**Promoting the Welsh language**

Contractors may not be Welsh speaking

**Culture and heritage**

No impacts identified

**A globally responsible Denbighshire**

**Overall Impact**

Positive

**Justification for impact**

Advice and physical environmental improvements to properties and behaviours of residents are a key element in delivering this project.

**Further actions required**

Ensure that energy efficiency of dwellings is improved as part of the project to contribute towards having a positive impact on reducing climate change

**Positive impacts identified:**

**Local, national, international supply chains**

Encourage EH Grant applicants to use local contractors and supply chains when bringing the empty property back into use

**Human rights**

No impacts identified

**Broader service provision in the local area or the region**

Regular WG / RCT meetings to be held with all LAs to share experience etc

**Reducing climate change**

Improving energy efficiency will have a positive impact on reducing climate change

**Negative impacts identified:**

**Local, national, international supply chains**

No impacts identified

**Human rights**

No impacts identified

**Broader service provision in the local area or the region**

No impacts identified

**Reducing climate change**

No impacts identified