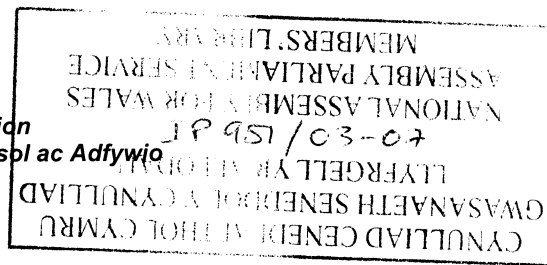


Edwina Hart AM MBE

Minister for Social Justice and Regeneration
Y Gweinidog dros Gyfiawnder Cymdeithasol ac Adfywio



Our ref: MB/EH/0803/06

Your ref:

Alun Ffred Jones AM
 National Assembly for Wales
 Cardiff Bay
 Cardiff
 CF99 1NA

Cardiff Bay
 Cardiff CF99 1NA
 Switchboard: 029 2082 5111
 Fax: 029 2089 8131
 Email: ps.edwina.hart@wales.gsi.gov.uk

Bae Caerdydd
 Caerdydd CF99 1NA
 Switsfwrdd: 029 2082 5111
 Ffacs: 029 2089 8131
 E-bost: ps.edwina.hart@wales.gsi.gov.uk

November 2006

You will be aware that subordinate legislation covering the introduction of Empty Dwelling Management Orders (EDMO) came into force on 26 October. The orders allow local authorities to take over the management of problem empty properties in the private sector that have been unoccupied for more than six months without good reason. Local Authorities will have to apply to the Residential Property Tribunal (RPT) for permission to make an EDMO.

During Assembly questions on 8 October you asked me about targets for bringing empty properties back into use through the utilisation of EDMOs. At this stage we do not have specific targets for the use of EDMOs in mind. It will be for individual local authorities to identify particular local pressures and priorities with empty homes in their areas and consider how EDMOs could help alongside the other powers they have available. However, I have written to the WLGA to ask it to emphasise to Local Authorities that EDMOs are a useful additional tool for authorities to tackle problems of private sector empty properties in their areas.

We will be able to monitor how many EDMOs are made in Wales and indeed how many applications for the Orders are rejected via information from the RPT. I will also raise this issue again when I next meet the Leader of the WLGA.

Edwina Hart AM MBE

*Minister for Social Justice and Regeneration
Y Gweinidog dros Gyfiawnder Cymdeithasol ac Adfywio*

Our ref: MB/EH/0803/06

Your ref:

Councillor Derek Vaughan
Leader
Welsh Local Government Association
Local Government House
Drake Walk
Cardiff
CF10 4LG

Cardiff Bay
Cardiff CF99 1NA
Switchboard: 029 2082 5111
Fax: 029 2089 8131
Email: ps.edwina.hart@wales.gsi.gov.uk

Bae Caerdydd
Caerdydd CF99 1NA
Switsfwrdd: 029 2082 5111
Ffacs: 029 2089 8131
Eboost: ps.edwina.hart@wales.gsi.gov.uk

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During Assembly questions on 08 October I was asked about targets for bringing empty properties back into use through the utilisation of EDMOs. At this stage we do not have specific targets for the use of EDMOs in mind. It will be for individual Local Authorities to identify particular local pressures and priorities with empty homes in their areas and consider how EDMOs could help alongside the other powers they have available. It would therefore be useful if the WLGA could emphasise to Local Authorities that EDMOs are a useful additional tool for authorities to tackle problems of private sector empty properties in their areas.

We will be able to monitor how many EDMOs are made in Wales and indeed how many applications for the Orders are rejected via information from the RPT. Perhaps we can discuss these issues when we next meet.