

From: Jones, Matthew <majones@valeofglamorgan.gov.uk>
Sent: 18 July 2023 14:55
To: bridgend.tc
Cc: Pembridge, Helen
Subject: RE: 2 Ewenny Road and 28 Park Street

Good Afternoon,

Bro Ewenni

The Shared Regulatory Service continues to respond to complaints regarding this property and enforcement action is taken as appropriate. Most recently we required the owner to carry out works to secure the building in June of this year.

With regard to the general condition of the building, the case has been discussed case with a Welsh Government expert who has been appointed to advise Local Authorities with regard to Empty Properties. The circumstances of the case were discussed and whether action under section 79 Building Act 1984, which deals with Ruinous and dilapidated buildings, was appropriate. The advice given was that it would not meet the criteria that it was seriously detrimental to the amenities of the neighbourhood due to its location. You may wish to contact Rhodri Davies who is responsible for Planning and Building Control in Bridgend County Borough Council with regard to their remit in relation to this building.

53 Nolton Street

This property is identified in the Bridgend County Borough Councils Welsh Government Action Plan for Empty Properties. The property recently changed ownership as a result of planned enforcement action against the previous owners. The new owners are liaising with officers from the Shared Regulatory Service and Bridgend County Borough Council to discuss their plans for the site and a meeting is being arranged in connection with this matter.

28 Park Street Bridgend

The Shared Regulatory Service has been continuing to engage with the owner of this property. They have advised that they are in the process of disposing of a number of other properties in their ownership, and that it is then their intention to focus their efforts on the improvement of this property. We will continue to review the progress of this case.

2 Ewenny Road, Bridgend

This property has again fallen into new ownership meaning it has been difficult to take further action at this point. We have a meeting set up with the new owners and will contact you in due course to provide you with an update

Thanks

Matthew



**Matthew Jones CEnvH FRSPH MIOL BSc (1st Class) | Housing and Pollution Enforcement Manager
Shared Regulatory Services | Gwasanaethau Rheoliadol a Rennir**

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Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg a Saesneg a byddwn yn sicrhau ein bod yn cyfathrebu â chi yn eich dewis iaith boed yn Gymraeg, yn Saesneg neu'n ddwyieithog dim ond i chi roi gwybod i ni pa un sydd well gennych. Ni fydd gohebu yn Gymraeg yn creu unrhyw oedi.

The Council welcomes correspondence in English and Welsh and we will ensure that we communicate with you in the language of your choice, whether that's English, Welsh or bilingual as long as you let us know which you prefer. Corresponding in Welsh will not lead to any delay.

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Health Practitioner

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From: bridgend.tc <bridgend.tc@bridgend.gov.uk>
Sent: 18 July 2023 11:08
To: Jones, Matthew <majones@valeofglamorgan.gov.uk>
Cc: Pembridge, Helen <hpembridge@valeofglamorgan.gov.uk>
Subject: RE: 2 Ewenny Road and 28 Park Street

Email sent on behalf of Cllr D Unwin:

Dear Matthew,

Very many thanks for your e-mail on empty properties within BCBC.

The detail is noted: but we still need to pursue 53 Nolton Street and Bro-Ewenni Home as commercial properties and their update.

Please advise the relevant officer to contact in respect of these, so we can relieve you to concentrate on our localised residential properties.

Apart from the two mentioned - 2 Ewenny Road and 28 Park Street, we also offered other addresses at the time so would be pleased to know progress on these!

We accept that progress is often slow but these were offered in 2019.

Kind regards,

Cllr. David Unwin

Chairman - Bridgend Town Council Planning Committee

From: Jones, Matthew <majones@valeofglamorgan.gov.uk>
Sent: 16 June 2023 16:29
To: bridgend.tc <bridgend.tc@bridgend.gov.uk>
Cc: Pembridge, Helen <hpembridge@valeofglamorgan.gov.uk>
Subject: RE: 2 Ewenny Road and 28 Park Street

Good Afternoon,

Since 2019 lots of work has gone on with regards to empty properties and we have been successful in bringing a lot of properties back into use through enforcement, negotiations and more recently the new grant aid. That is also not to mention the new council tax charges that were introduced in April which seem to be having a positive impact on the empty property stock in Bridgend. With regards to both properties you are referring to I can confirm that numerous discussions, visits and negotiating has gone on with both properties since that time as well as enforcement action (which of course does not offer us a quick fix in terms of bringing a property back into use immediately). Unfortunately, I cannot confirm details of the properties and the interaction we have had with the owners and their personal circumstances due to the sensitivity of the information. However, the properties not yet