



# Cabinet (Resources) Panel

## 9 December 2014

<b>Report title</b>	Empty Property Strategy – 133 Mount Road, Penn, Wolverhampton, WV4 5SD - Property Identified for Action	
<b>Decision designation</b>	AMBER	
<b>Cabinet member with lead responsibility</b>	Councillor Peter Bilson Economic Regeneration and Prosperity	
<b>Key decision</b>	No	
<b>In forward plan</b>	No	
<b>Wards affected</b>	Penn	
<b>Accountable director</b>	Tim Johnson, Education and Enterprise	
<b>Originating service</b>	Regeneration	
<b>Accountable employee(s)</b>	Natalie Healy Tel Email	Housing Improvement Officer 01902 550554 natalie.healy@wolverhampton.gov.uk
<b>Report to be/has been considered by</b>	N/A	

---

### Recommendation(s) for action or decision:

The Cabinet (Resources) Panel is recommended:

1. To include 133 Mount Road under the Empty Property Strategy 2010-2015.
2. To authorise employees to enter into formal negotiations to acquire the property by agreement.
3. To approve in principle, the use of compulsory purchase action if required.

## **1.0 Purpose**

- 1.1 The purpose of this report is to request the Panel authorises employees to commence formal negotiations with the owner of 133 Mount Road with a view to acquiring the property by agreement.
- 1.2 This decision is in support of Wolverhampton City Council's Empty Property Strategy 2010-2015.

## **2.0 Background**

- 2.1 The property, highlighted on the attached map, is a four bedroom detached house and has been empty since 2001, according to council tax records. The property has been subject to anti-social behaviour including unauthorised access and is detrimental to the amenity of the area, which is causing significant concern to residents.
- 2.2 The property has fallen into disrepair and visually is in a poor condition, which has resulted in the Council's Empty Property team serving notice on the owner under Section 215 of the Town and Country Planning Act 1990. This has expired and the owner failed to comply or make contact with the Council.
- 2.3 As informal negotiations with the owner have not resolved the situation or brought about a voluntary solution, it is now considered necessary as a last resort to take further action under the Empty Property Strategy and acquisition either voluntarily or via compulsory purchase is likely to be the most practical option and best course of action to resolve the on-going situation.

## **3.0 Future use of the property**

- 3.1 As the property and land is visually detrimental to neighbouring properties and a source of anti-social behaviour which continues to be a concern for the Council, Fire Service and Police, the recommended course of action is to open negotiations to acquire the property to enable refurbishment leading to owner occupation or private rental.
- 3.2 It is hoped that the possibility of compulsory purchase will bring forward an early resolution.

## **4.0 Financial implications**

- 4.1 There are no direct financial implications arising from this report. Any financial implications arising from the negotiations or the necessity to progress a Compulsory Purchase Order will be the subject of a further report to this Panel.

[CF/14112014/C]

## **5.0 Legal implications**

5.1 The Chief Legal Officer will undertake the statutory processes involved in the making and confirming of the Compulsory Purchase Order and subsequently making the General Vesting Declaration.

[EB/16012014/N]

## **6.0 Equalities implications**

6.1 Equalities implications have been considered throughout the process and in assessing the outcome. An initial screening has been completed and this does not indicate any adverse implications.

## **7.0 Environmental implications**

7.1 This report has evidenced the neighbourhood sustainability impact and environmental blight that a long term dilapidated empty property can have in a locality. It will allow a long term empty property to be refurbished providing much needed sustainable accommodation as highlighted in the Housing Needs Survey (2007) and remove a potential magnet for anti-social behaviour and environmental blight. This will improve the appearance of the neighbourhood, enhancing property conditions and contribute to the regeneration of the City

## **8.0 Corporate landlord implications**

8.1 This property is within the private housing sector and if negotiations to acquire are successful it will mean that the property remains in that sector. There are no Corporate Landlord implications.

## **9.0 Schedule of background papers**

- An Action Plan to Deliver the Empty Property Strategy 11/01/06;
- Private Sector Empty Property Strategy 2010-2015;
- Wolverhampton Housing Needs Survey 2007.