



Cabinet (Resources) Panel

24 September 2013

Report Title	Empty Property Strategy – 18 Woodland Crescent, Merry Hill, Wolverhampton, WV3 8AS - Property Identified for Action	
Classification	Public	
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Key Decision	No	
In Forward Plan	No	
Wards Affected	Merry Hill	
Accountable Strategic Director	Tim Johnson, Education and Enterprise	
Originating service	Education and Enterprise/Regeneration	
Accountable officer(s)	Natalie Healy Tel Email	Housing Improvement Officer 01902 55(0554) natalie.healy@wolverhampton.gov.uk

Recommendation(s) for action or decision:

The Cabinet (Resources) Panel is recommended to:

1. Note the property identified under the Empty Property Strategy 2010-2015.
2. Authorise officers to enter into formal negotiations to acquire the property by agreement.
3. 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 authorise officers to commence formal negotiations with the owner of 18 Woodland Crescent, Merry Hill, Wolverhampton, WV3 8AS 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 3/4 bedroom semi-detached property and has been empty since 2006 according to Council Tax records. The property has been subject to anti-social behaviour and is detrimental to the amenity of the area.
- 2.2 The property is falling into disrepair and the land is in a poor condition, which in 2010 resulted in the Council's Public Protection team serving Notice on the owner under Section 215 of the Town and Country Planning Act 1990, to clear the untidy land. This expired and as the owner failed to comply, works in default were undertaken by the Council and a charge remains outstanding.
- 2.3 The Council's Public Protection team has also served on the owner a Notice under Section 29 Local Government (Miscellaneous Provisions) Act 1982 to prevent unauthorised access in 2011. Again the owner failed to comply and the Council secured the property which has resulted in a further outstanding charge.
- 2.4 As informal negotiations with the owner have not resolved the situation or brought about a voluntary solution, it is now considered necessary 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.

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/03092013/U]

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.

[FD/0509/2013/S]

6.0 Equalities implications

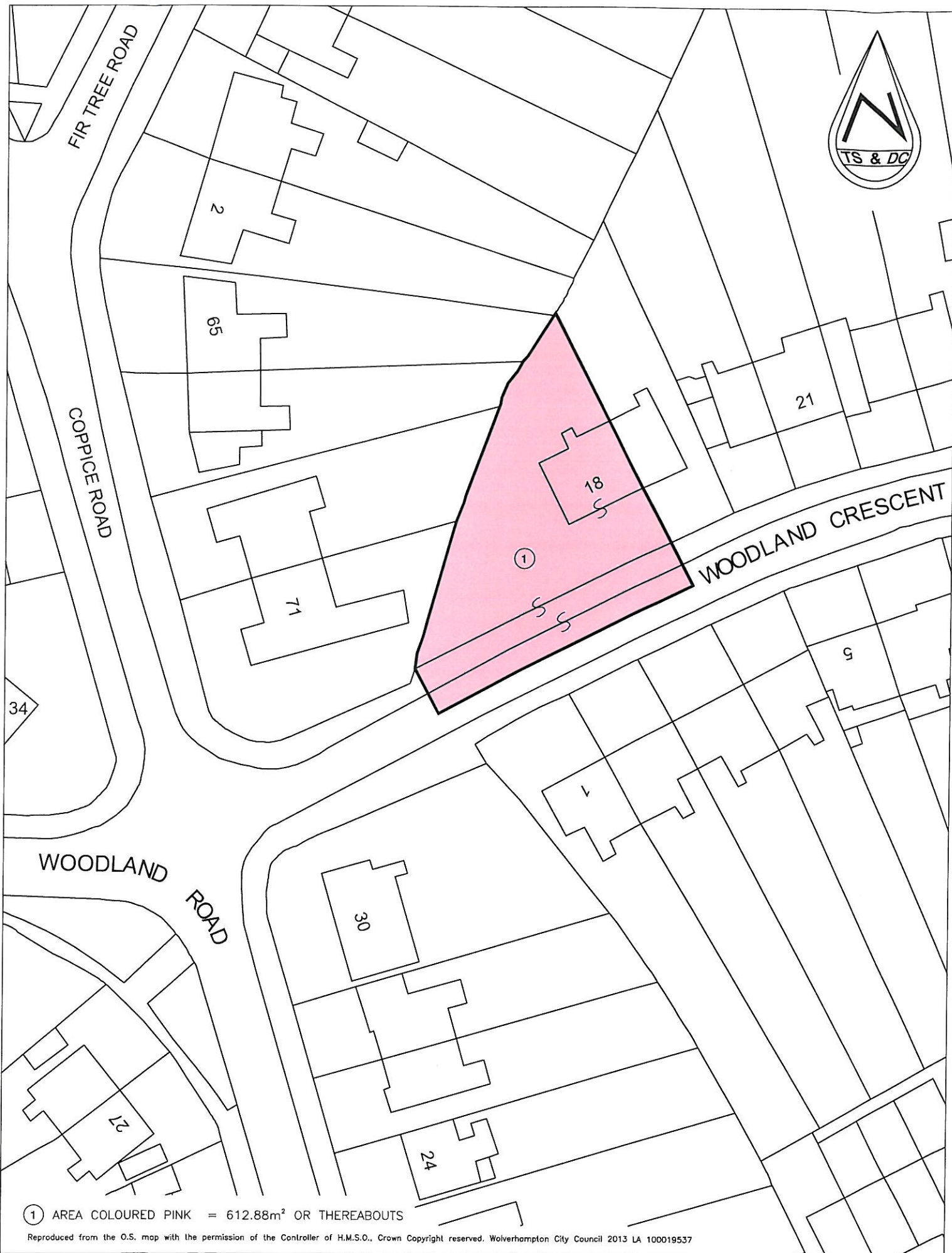
6.1 Equalities implications have been considered throughout the process and in assessing the outcome. An Equality Analysis has been completed and this does not indicate any adverse implications. Bringing an empty property back into use will improve the visual amenity of the area and can make the area more welcoming to some groups covered by the Equality Act 2010 - in doing so this will promote participation in public life.

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 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;



① AREA COLOURED PINK = 612.88m² OR THEREABOUTS

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date	August 2013
scales	1:500
drawn by	AJP
dwg. no.	Woodland Crescent 18.dwg

THE MAP REFERRED TO IN
 THE WOLVERHAMPTON CITY COUNCIL
 (18 WOODLAND CRESCENT)
 COMPULSORY PURCHASE ORDER 2013

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18 WOODLAND CRESCENT

