

CITY OF WOLVERHAMPTON COUNCIL
(Land to the Rear of Two and a Half Clifford Street)
Compulsory Purchase Order 2021

APPENDICIES OF THE STATEMENT OF CASE OF THE AQUIRING AUTHORITY

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[https://wcconline-my.sharepoint.com/personal/richard_long_wolverhampton_gov_uk/Document s/Statement of Case second CPO 2 and a half Clifford Street \(1\).docx](https://wcconline-my.sharepoint.com/personal/richard_long_wolverhampton_gov_uk/Document%20s/Statement%20of%20Case%20second%20CPO%202%20and%20a%20half%20Clifford%20Street%20(1).docx)

APP 1

Report title	Acquisition of Land Adjoining Two and a Half Clifford Street, Wolverhampton. WV6 0AB by Agreement or Compulsory Purchase.	
Decision designation	AMBER	
Cabinet member with lead responsibility	Councillor Peter Bilson City Assets and Housing	
Key decision	No	
In forward plan	Yes	
Wards affected	Park Ward	
Accountable Director	Kate Martin (Director of City Assets and Housing)	
Originating service	Private Sector Housing	
Accountable employee	Richard Long Tel Email	Housing Improvement Officer 01902 555705 richard.long@wolverhampton.gov.uk
Report to be/has been considered by	City Housing and Assets Leadership Team	10 December 2019

Recommendations for decision:

The Cabinet (Resources) Panel is recommended to:

1. Authorise the Director of City Assets and Housing to negotiate terms for the acquisition of the land identified as areas B and C on the attached plan and, in default of that acquisition, give authority for a compulsory purchase order (CPO) to be made under Part II Section 17 Housing Act 1985 in respect of the land.
2. Approve expenditure for the potential acquisition of the land, with subsequent capital receipts being recycled within the Empty Property Strategy programme.
3. In the event that the satisfactory registration of area B to the Council is achieved, authorise the Director of City Assets and Housing to withdraw the area from the CPO.
4. Following any acquisition, authorise the Director of City Assets and Housing to dispose of areas B and C in conjunction with the previously acquired property/ land (area A) on the open market on condition that the property/ land is refurbished, made safe and re-occupied/ re-used within 12 months.

5. Authorise the Director of Governance to:

- a) Take all reasonable steps as soon as it is reasonably practical to secure the making, confirmation and implementation of the CPO including the publication and service of all Notices and the presentation of the Council's case at any Public Inquiry.
- b) Approve agreements with the owners of the property setting out the terms for the withdrawal of objections to the CPO, and/or making arrangements for re-housing or relocation of any occupiers.
- c) Approve the making of a General Vesting Declaration (the property is brought into Council ownership via this process).
- d) Approve the disposal of the whole and/ or parts of the property by auction, tender or private treaty.

1.0 Purpose

- 1.1 The purpose of this report is to request the Panel to authorise the acquisition/ registration of two areas of land adjoining 2 and a Half Clifford Street by negotiation or by the making of a Compulsory Purchase Order under Section 17 of Part II of the Housing Act 1985 (CPO). Should it be possible to reach agreement on a mutually acceptable undertaking, agree to the withdrawal of the property from the CPO.
- 1.2 This decision is in support of the Council's Empty Properties Strategy which aims to bring long term empty properties back into use.
- 1.3 The reoccupation of empty properties brings in additional income to the Council via the New Homes Bonus paid to Local Authorities as a result of increased housing supply.

2.0 Background

- 2.1 The property/ land shown as area A on the attached plan was acquired by the council via a compulsory purchase order (CPO) and vested in the Council in April 2019.
- 2.2 Area B on the attached plan is unregistered and the Land Registry have requested a separate application be made to register title to the council. A request to register area B is in progress. However, it is not clear if registration will be successful or if Title Absolute of the land will be granted. As the outcome of the registration of area B is uncertain, it is prudent to include the area as it may be necessary to use CPO powers to acquire the land.
- 2.3 Area C on the attached plan is a derelict workshop registered under a separate title. Access to this area is only possible through area A and it would therefore be prudent to incorporate the area into the wider site prior to disposal.
- 2.4 The principle of establishing a revolving fund to drive forward the Private Sector Empty Property Strategy was approved by Cabinet on 11 January 2006. The revolving fund provides for properties that are consistent with the strategy to be acquired, marketed for sale and brought back into residential occupation. The arrangements proposed for the property identified are consistent with that strategy. Should the Compulsory Purchase Order be confirmed in favour of the Council, the Council would seek to dispose of areas A, B and C by tender, auction, or private treaty. The property and land would be sold with the condition that it is brought back to a required standard of repair within a specified time limit.

3.0 Evaluation of alternative options

- 3.1 There are two options that the Council could consider:
 - a) The Council dispose of area A without acquiring/ registering the adjoining land (areas B and C) - The issue of the unregistered land is likely to reduce the value of the property/ land. If area A is disposed of without access to area C, area C could potentially remain derelict and have an adverse effect on the surrounding properties. It is also possible that the owner of area C could make a claim against

the council for Severance and Injurious Affection as access to area C would be fettered.

- b) Assemble the site to include areas A, B and C – The registration of area A and the acquisition of area B would maximise the value of the site and ensure claims for compensation by parties with an interest in the site are reasonable. Once assembled, the proposals for the onward disposal and refurbishment of the site are set out at 5.0 of this report ensure that the property is brought back into use at a minimum cost to the Public Purse.

3.2 Based on the above it is recommended that the option to assemble the site to include areas A, B and C prior to disposal is progressed.

4.0 Reasons for decision(s)

4.1 The reasons for the decision are:

- a) To ensure that the property/ land provides much needed housing.
- b) To ensure that the property/ land does not continue to be a drain on public resources.
- c) To ensure that the detrimental effect that the property is having on the area is removed.
- d) To maximise the value of the site.
- e) To protect the Council from claims for severance and injurious affection.

5.0 Proposals

5.1 Council would usually seek to dispose of the property/ land by tender, auction, or private treaty. The property/ land would be sold with the condition that residential element is refurbished to the Decent Homes Standard within a specified time limit.

6.0 Financial implications

- 6.1 In the event of an acquisition, the costs can be met from the approved capital budget for 2019-2020 of £256,000 for the Empty Property Strategy. The subsequent sale of the property would result in a capital receipt ring-fenced to finance future purchases through the Empty Property Strategy. Any non-capital costs incurred between purchase and sale, for example security measures, must be met from current private sector housing budgets.
- 6.2 As the Notice under Section 215 of the Town and Country Planning Act 1990 has not been complied with, the additional statutory 7.5% compensation payment will not be applicable in this case.
- 6.3 Bringing empty properties back into use attracts New Homes Bonus to the City Council and will result in additional council tax revenue.

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7.0 Legal implications

- 7.1 Section 17 of the Housing Act 1985 empowers local housing authorities to compulsorily acquire land houses or other properties for the provision of housing accommodation. However, the acquisition must achieve a qualitative or quantitative housing gain. In order to make a Compulsory Purchase Order under this power and achieve successful confirmation, the Council will need to show compliance with the requirements of the relevant statutory provision and circular 06/2004 Compulsory Purchase and the Crichel Down Rules. Where there are objections to a Compulsory Purchase Order the matter may go forward to a public inquiry and specialist Counsel may need to be engaged to present the Council's case.
- 7.2 Article 1 of Protocol 1 of the Human Rights Act 1988 guarantees peaceful enjoyment of possessions and would be engaged by the making of a CPO. However, the contents of this report and the actions recommended are considered to be proportional and compatible with the Human Rights Act 1988, particularly bearing in mind the above checks and balances on the Local Authority's power.
- []

8.0 Equalities implications

- 8.1 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.

9.0 Climate change and environmental implications

- 9.1 Long term empty properties can have a detrimental impact on neighbourhood sustainability and cause environmental blight. Bringing the property back into residential use will improve the appearance of the neighbourhood, enhance property conditions and contribute to the regeneration of the City, meeting the Council's strategic objectives.

10.0 Human Resources implications

- 10.1 There are no human resources implications arising from this report.

11.0 Corporate landlord implications

- 11.1 Where applicable, Corporate Landlord Estates Team will be required to produce valuations and arrange for the appropriate disposal of the property by auction or private treaty.

12.0 Health and Wellbeing implications

- 12.1 Bringing an empty property back into use will improve the health and wellbeing of the new occupants by providing safe and secure housing.

12.2 Enabling occupation and removing the detrimental effect of the property will reduce the anxiety associated with crime and the fear of crime that living adjacent to an empty property can cause.

13.0 Schedule of background papers

13.1 Acquisition of Privately-Owned Empty Properties by Agreement or Compulsory Purchase – Two and a Half Clifford Street 28 March 2017;

13.2 An Action Plan to Deliver the Empty Property Strategy 11 January 2006;

13.3 Private Sector Empty Property Strategy 2019-2024;

13.4 The Council's Annual Housing Supply Statement, 31 March 2019.

14.0 Appendices

14.1 Appendix 1 – Site plan

14.2 Appendix 2 - Photographs

APP 2

27 October, 2020

**CITY OF
WOLVERHAMPTON
COUNCIL**

By hand
Mr J Singh Sahota
2 Clifford Street
Whitmore Reans
Wolverhampton

Tracey Christie
Head of Legal Services

Your Ref:
My Ref: JS/RCP012580P

Dear Mr Singh Sahota

Re: The Wolverhampton City Council (Land adjoining Two & a Half Clifford Street, Wolverhampton, WV6 0AB) Compulsory Purchase Order 2020

On 27 October 2020 Wolverhampton City Council made the Wolverhampton City Council (Land adjoining Two & a Half Clifford Street, Wolverhampton, WV6 0AB) Compulsory Purchase Order 2020.

A copy of the Order and plan, Statement of Reasons and booklet outlining the process are enclosed.

A notice is also enclosed. Item 6 provides the address for submission of objections. Please note that the last date for receipt of objections is 14 December 2020.

Yours sincerely

P.P. Richard Hong

James Sherry
Chartered Legal Executive

For and on behalf of
Head of Legal Services

Direct: 01902 554952
Email: james.sherry@wolverhampton.gov.uk

City of Wolverhampton Council
Legal Services, Civic Centre, St Peters Square
Wolverhampton, WV1 1RG, DX 744350 Wolverhampton 27

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27 October, 2020

**CITY OF
WOLVERHAMPTON
COUNCIL**

By hand
The Owner/Occupier
Land lying to the East of Clifford Street
Whitmore Reans
Wolverhampton

Tracey Christie
Head of Legal Services

Your Ref:
My Ref: JS/RCP012580P

Dear Sir or Madam,

Re: The Wolverhampton City Council (Land adjoining Two & a Half Clifford Street, Wolverhampton, WV6 0AB) Compulsory Purchase Order 2020

On 27 October 2020 Wolverhampton City Council made the Wolverhampton City Council (Land adjoining Two & a Half Clifford Street, Wolverhampton, WV6 0AB) Compulsory Purchase Order 2020.

A copy of the Order and plan, Statement of Reasons and booklet outlining the process are enclosed.

A notice is also enclosed. Item 6 provides the address for submission of objections. Please note that the last date for receipt of objections is 14 December 2020.

Yours faithfully



James Sherry
Chartered Legal Executive

For and on behalf of
Head of Legal Services

Direct: 01902 554952
Email: james.sherry@wolverhampton.gov.uk

THE WOLVERHAMPTON CITY COUNCIL (LAND ADJOINING TWO & A HALF CLIFFORD STREET WOLVERHAMPTON WV6 0AB) COMPULSORY PURCHASE ORDER 2020

The Wolverhampton City Council (in this Order called "the Acquiring Authority") hereby make the following Order:-

1. Subject to the provisions of this Order, the Acquiring Authority is under section 17 of part 2 of the Housing Act 1985 hereby authorised to purchase compulsorily the land described in paragraph 2 for the purpose of housing accomodation

2. The land authorised to be purchased compulsorily under this Order is the land described in the Schedule and delineated and shown marked "B" and "C" on a map prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in The Wolverhampton City Council Land Adjoining Two & A Half Clifford Street Wolverhampton WV6 0AB Compulsory Purchase Order 2020"

SCHEDULE

Table 1

Number on Map (1)	Extent, description and situation of the land (2)	Qualifying persons under Section 12(2)(a) of the Acquisition of Land Act 1981 – (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1	Approximately 159.5 square metres of land known as land adjoining two & a half Clifford Street, Wolverhampton, WV6 0AB	Mr Jaspal Singh Sahota of 2 Clifford Street, Whitemore Reans, Wolverhampton,	-	-	-

Table 2

Number on Map (4)	Other qualifying persons under Section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under Section 12(2A)(b) of the Acquisition of Land Act 1981 - not otherwise shown in Table 1 and 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in adjoining column is likely to make a

				claim
	Lloyds Bank PLC, Registrations, Secured Assets, Barnett Way, Gloucester, GL4 3RL	Mortgage		

THE COMMON SEAL of Wolverhampton City
Council was hereunto affixed in the presence of:-

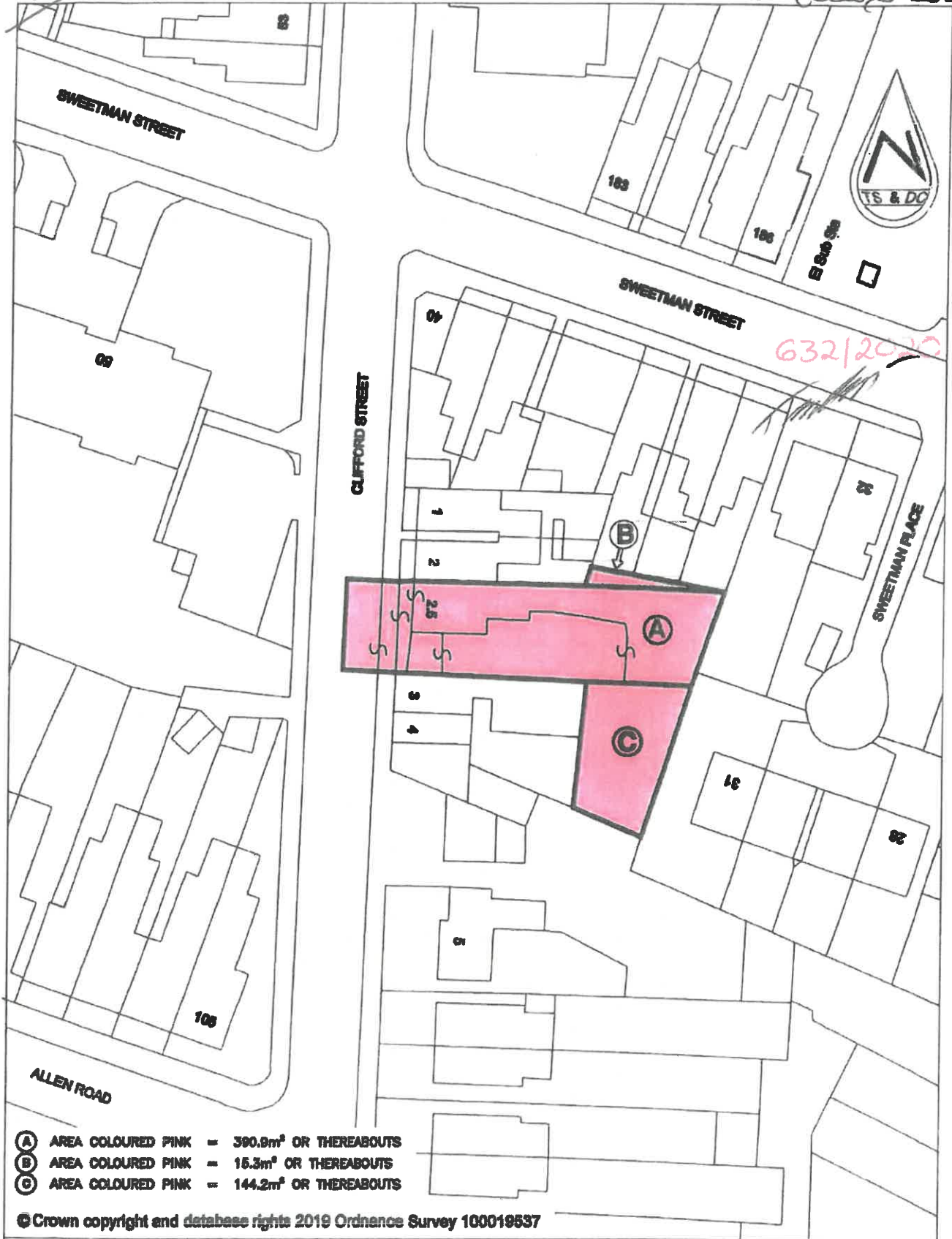


Authorised Officer

Dated: 27th October 2020



632/2020



- (A) AREA COLOURED PINK = 390.9m² OR THEREABOUTS
- (B) AREA COLOURED PINK = 15.3m² OR THEREABOUTS
- (C) AREA COLOURED PINK = 144.2m² OR THEREABOUTS

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date	November 2019
scale	1:500
drawn by	AJP
drawn on	12B Clifford Street.dwg

THE MAP REFERRED TO IN
 THE WOLVERHAMPTON CITY COUNCIL
 (2B Clifford Street)
 COMPULSORY PURCHASE ORDER 2020

City of Wolverhampton Council

Strategic Director - Place
 Civic Centre, St. Peter's Square, Wolverhampton
 Tel. (01902) 856398

**THE WOLVERHAMPTON CITY COUNCIL (LAND ADJOINING TWO & A HALF CLIFFORD
STREET WOLVERHAMPTON WV6 0AB)
COMPULSORY PURCHASE ORDER 2020**

**The Act and the
Acquisition of Land Act 1981**

1. The Wolverhampton City Council made on the 27th October 2020 the Wolverhampton City Council (Land Adjoining Two & A Half Clifford Street Wolverhampton WV6 0AB) Compulsory Purchase Order 2020 under section 17 of part 2 of the Housing Act 1985. It is about to submit this order to the Secretary of State for Housing, Communities and Local Government for confirmation, and if confirmed, the Order will authorise Wolverhampton City Council to purchase compulsorily the land described below for the purpose of the provision of housing accommodation.
2. A copy of the order and of the map referred to therein have been deposited at Main Reception, Civic Centre, St Peter's Square, Wolverhampton WV1 1RG and may be seen at all reasonable hours, subject to restrictions on access in respect of Covid 19.
3. If no relevant objection as defined in Section 13(6) of the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the Minister is satisfied that every objection made relates exclusively to matters of compensation which can be dealt with by the Upper Tribunal (Lands Chamber), the Minister may confirm the order with or without modifications.
4. In any other case where a relevant objection has been made which is not withdrawn or disregarded, the Minister is required, before confirming the order either –
 - (i) to cause a public local inquiry to be held; or
 - (ii) to afford to the objector an opportunity of appearing before and being heard by a person appointed by the Minister for the purpose; or
 - (iii) with the consent of the objector to follow a written representations procedure.
5. The Minister may then, after considering the objection and the report of the person who held the inquiry or hearing or considered the written representations confirm the order with or without modifications.
6. Any objection to the order must be made in writing to the Secretary of State for Housing, Communities and Local Government 5 St Philips Place, Colmore Row, Birmingham B3 2PW before 14 December 2020 and should state the title of the order, the grounds of objection and the objector's address and interest in the land.

DESCRIPTION OF LAND

Approximately 159.5 square metres of land known as land adjoining two & a half Clifford Street, Wolverhampton, WV6 0AB.

Dated: 27 October 2020

D.P. Richardsons

David Pattison
Director of Governance
& Solicitor to the Council

Civic Centre
St Peter's Square
Wolverhampton
WV1 1RG

APP3



Ministry of Housing,
Communities &
Local Government

James Sherry
Chartered Legal Executive
Wolverhampton City Council

Email: james.sherry@wolverhampton.gov.uk

Please ask for: Bijal Patel
Tel:
Email: Bijal.patel@communities.gov.uk

Your ref:

Our ref: PCU/CPOP/D4635/3265410

Date: 14 January 2021

Dear Mr Sherry

The Wolverhampton City Council (Land adjoining Two and A Half Clifford Street Wolverhampton WV6 0AB) Compulsory Purchase Order 2020 (“the Order”)

The Secretary of State has received the above submitted Order and associated documents.

Having carefully considered the suitability of the Order for delegation on its individual merits, the Secretary of State has decided pursuant to section 14D of the Acquisition of Land Act 1981 and applying the delegation criteria in paragraph 27 of the *Guidance on Compulsory purchase process and Crichel Down Rules*: (<https://www.gov.uk/government/publications/compulsory-purchase-process-and-the-crichel-down-rules-guidance>) to appoint an Inspector to act instead of him in relation to the decision whether or not to confirm the Order.

Please note the Order and associated documents have been forwarded to the Planning Inspectorate who will handle the Order from this point on. They will notify you of next steps accordingly.

I have enclosed a copy of the objection received to the above Compulsory Purchase Order.

Yours sincerely

Bijal Patel

Bijal Patel
Planning Casework Officer
Planning Casework Unit

30 Finney well close
Wolverhampton
WV14 9XN
Date: 17th December 2020
Your Ref: RCP012580P/01205520

FAO: Bijl Patel
Planning Casework Unit
Ministry of Housing, Communities & Local Government
5 St Phillips Place
Colmore Row
Birmingham
B3 2PW

Dear Sirs/Madam,

RE: The Wolverhampton City Council (Land adjoining 2 & A Half Clifford Street, Whitmore Reans, WV6 0AB) CPO 2020

I write further to your email dated 15th December last.

You advised me to serve my objections in writing via email. My legal advisor advised me to send the email, but also send a signed hard copy scanned and send via email to make it more authentic, formal and official.

I note that the City of Wolverhampton is seeking your approval to serve CPO on the above property under *Part 7 of the Housing Act 1996*.

My understanding is that the intention of the Parliament in drafting Part 7 of the Housing Act is to allow the local government to acquire land to prevent homelessness, provide assistance to people threatened with or currently homeless.

The fact of the matter is that the said property marked sections B&C on the map is not vacant or available for purchase. It is being used by me. Section 'B' is built up and has a commercial unit being used as a factory, it will be reopened and it will provide employment for several people. The same is true of section marked 'C' on the enclosed map. The plot right in the middle marked 'A' is also owned by me. It has an office and accommodation which I have used before and intend to use in the near future as I have been asked to move out of my current accommodation. I will be using this section 'A' as my office for the factory units and for my personal accommodation. I will be operating the two factory units from section marked 'A'

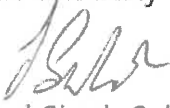
Under the circumstances, please forbid the council to acquire my plots of land sections marked B and C.

The secretary of State has the authority and jurisdiction to provide guidance to the local council under *section 182 of the Housing Act 1996*,

I will be grateful if you could consider my objections favourably to prevent my possible personal homelessness in the above matter

I look forward to hearing from you at your earliest.

Yours faithfully



Jaspal Singh Sahota

APP 4

**The Wolverhampton (Land to the Rear of Two and a Half Clifford Street)
Compulsory Purchase Order 2020**

Statement of the Council's Reasons for Making the Order

Part II Housing Act 1985

Dated 14th May 2020

1. Description of the Order Lands

- 1.1 The Order land is to the rear of Two and a Half Clifford Street, Whitmore Reans. WV6 0AB. Identified as areas B and C on the attached map. The Compulsory Purchase of area A on the attached map was confirmed 28 October 2018 and vested in Wolverhampton City Council 2 April 2019.
- 1.2 On 14 January 2020 the Resources Panel of Wolverhampton City Council (“the Council”) resolved to acquire the Order land for housing purposes under Section 17 of the Housing Act 1985. It was resolved to make a Compulsory Purchase Order to acquire the Order land and authorised its acquisition by agreement in advance of the confirmation of the Order where possible.
- 1.3 The Order land is in the Park Ward, in the Wolverhampton South West Parliamentary constituency, approximately 1 mile North West of Wolverhampton City Centre. It is in an area of predominantly residential property.

2. Special Considerations

- 2.1 The Council’s Corporate Plan 2019 – 2024 (Page 27) has a stated aim to increase the availability of homes within the city by bringing empty properties back into use.
- 2.2 The 2019 – 2024 Housing Strategy sets out the growing overall requirement for housing in Wolverhampton.

3. The Case for Compulsory Purchase

- 3.1 It remains the case of the Council that the refurbishment of the property acquired via the previous CPO process would be beneficial in terms of the economic, social and environmental well-being of the area. The Order Land is to the rear of the original building acquired and there is no direct access to the areas identified on the attached map as B and C.
- 3.2 It is the case of the Council that the acquisition of areas B and C is necessary in order to bring forward both the regeneration of the whole site and to avoid future issues regarding the unadopted and inaccessible areas to the rear.
- 3.3 There is very little available social housing in the area and there is a proven demand for accommodation locally and across the City. Over 13,000 applicants are registered for housing in Wolverhampton and residential properties can attract up to 350 bids when advertised on the Councils Choice Based Lettings system. The use of the property (currently four flats) for residential accommodation will facilitate a quantitative and qualitative housing gain.
- 3.4 The improvement of the visual amenity of an area could be said to enhance social well-being by promoting participation in public life and there is evidence that vulnerable people feel more confident in using public spaces following refurbishment.

3.5 The Council asserts that the property will continue to be a drain on the public purse, is likely to attract nuisance/ crime, remain vulnerable to arson attack, increase the fear of crime for residents and have a detrimental effect on the surrounding properties until it is brought back into use.

4. Proposals for the Land and Planning Position

4.1 Should the Order be confirmed; it is intended that areas A, B and C will be registered as one title and the assembled site will be sold on to a developer/ Housing Association. Any disposal by the Council will contain a contractual clause to ensure the property is brought back into use within a reasonable timescale. On the advice of Development Control, the contract will also specify solely residential use.

4.2 Compliance with any necessary approvals will be an additional contractual clause in any sale agreement.

4.3 This Compulsory Purchase should be considered alongside the previously confirmed Order.

5. Enabling Powers

5.1 The consent of the Secretary of State is currently required under Section 32 of the Housing Act 1985.

5.3 There are no related matters which require a co-ordinated decision from the Secretary of State.

6. Proposals for Re-housing Residents

6.1 There are no re-housing implications relating to the order land as the property is vacant and occupation is prohibited due to poor housing conditions.

7. Details of Attempts to Negotiate with Owners and Chronology of Actions Taken

7.1 The property was first brought to the attention of the Councils Empty Property Team in April 2005.

7.2 On 29 April 2005, a complaint was received regarding a burst pipe at property and rubbish preventing access to the premises.

7.3 On 3 May 2005 Severn Trent water confirmed a problem with raw sewage running onto the highway from the property. Photographs from this time highlight the severity of the problems arising.

7.4 On 3 May 2007, a letter to the owner requested an update on progress regarding refurbishment of the property. No response was received.

7.5 On 13 March 2008, a further letter requested details of progress at the property.

7.6 On 27 May 2008, the owner called the Council to advise the rubbish was to be removed "today/ tomorrow".

7.7 On 11 August 2010, an Emergency Prohibition Order was served under the Housing act 2004 to prevent occupation of one of the flats at the property which was on poor condition.

7.8 On 20 October 2010, a further letter to the owner set out a number of options available to the owner and explained that powers of entry under section 239 of

the Housing Act 2004 would be considered if voluntary arrangements were not made within 14 days. The owner did not respond.

- 7.9 On 16 November 2010, Notice to Enter was served under Housing Act 2004.
- 7.10 On 15 December 2010, an inspection of the premises found the flats to be in very poor condition. Four flats were identified plus commercial window business operating from site.
- 7.11 On 26 August 2011, the council was informed of an enforcement notice served by the Fire Service due to inadequate fire separation between and occupied flat and the commercial operation at the site.
- 7.12 On 1 September 2011, a further Notice to Enter the premises (Housing Act 2004) was served.
- 7.13 On 28 September 2011, a survey of the flats was carried out. A flat at the rear of the premises was found to be occupied, but access was refused. Arrangements were made to re-house the occupant.
- 7.14 On 12 August 2014, information was again received that the rear flat was occupied.
- 7.15 On 21 October 2014, a letter in advance of a Section 215 Notice was sent to the owner. The owner did not respond.
- 7.16 On 11 December 2014, a Section 215 (Town and country Planning Act 1990) Notice was served on the owner. The Notice required 26 items of external disrepair to be rectified by 22 May 2015.
- 7.17 On 27 January 2015, a visit to the premises observed that the front of the property had been cleared.
- 7.18 On 26 May 2015, a letter to the owner highlighting non-compliance with Section 215 and gave 14 days prior to action.

- 7.19 On 12 June 2015, the owner called to say scaffold was up. The number given was unavailable when called. A visit to the site confirmed that scaffold has been erected.
- 7.20 On 20 October 2015, a report authorising officers to acquire the property by negotiation was approved by Cabinet Resources Panel of the Council (Area A).
- 7.21 On 6 November 2015, a letter offering to acquire the property by negotiation was sent to the owner. No response was received.
- 7.22 On 28 June 2016, a Notice to enter was again served on the owner as the Housing Standards Team of the Council suspected that the property was again being occupied. On this occasion, the whole of the premises was prohibited from being occupied.
- 7.23 On 2 November 2016, a letter making a further offer to acquire the premises by negotiation was sent to the owner.
- 7.24 On 3 January 2017, a second letter making a further offer to acquire the property was sent to the owner.
- 7.25 On 13 January 2017, documentation was received from the owner which included e-mails not received by the Council.
- 7.26 On 23 January 2017, an email to the owner requesting a meeting with his builder to discuss the proposed works was sent. The owner did not respond.
- 7.27 On 28 March 2017, the Resources Panel of the Council authorised officers to progress a Compulsory Purchase Order (Area A).
- 7.28 Further to the property identified as Area A vesting in Wolverhampton City Council action was taken to remove a number of squatters from the property and clearance was subsequently arranged and carried out.

7.29 Once the property was cleared, a survey identified an additional area to the rear of the property that had not been included in the original CPO (Area C). In addition, a small triangular area of unregistered land was also identified (Area B).

7.30 On the 14 January 2020, the Resources Panel of the Council authorised officers to progress a Compulsory Purchase Order for areas B and C to fully assemble the site into one ownership. Authorisation to acquire the land by negotiation in advance of the CPO was also delegated to Officers.

7.31 On 23 January 2020, a letter to the owner offered to acquire areas B and C by negotiation and to agree compensation for the land previously acquired (area A). The owner did not respond.

7.32 On 6 March 2020, a further letter to the owner again offered to acquire areas B and C by negotiation and to agree compensation for the land previously acquired (area A). Again, the owner did not respond.

7.33 Further to the property and land identified as area A vesting in the Council, it has become apparent that Lloyds Bank PLC have a significant interest in the site and have instructed Eversheds Sutherland to recover their charge on areas identified as A and B.

8. Public Interest and Human Rights Act 1998

8.1 Consideration has been given to Article 1 of the First Protocol of the Convention for the Protection of Human Rights and Fundamental Freedoms as incorporated into domestic law by the Human Rights Act 1998. It provides that every person is entitled to the peaceful enjoyment of their possessions and they shall only be

deprived of them in the public interest and in accordance with any other conditions provided by law.

8.2 The purchase of the land to the rear of Two and a Half Clifford Street, Whitmore Reans. WV6 0AB. will not displace any person or business, as at the present time the property remains un-occupied and is a focus for antisocial behaviour. Assembly of the site, refurbishment and occupation of the whole property will alleviate this problem and provide residential housing. The Council therefore concludes that acquisition would be in the public interest.

8.3 As it is difficult to anticipate the property being brought back into use by the current owner and the Council has identified Compulsory Purchase action as the most appropriate course of action to remove the blight and nuisance caused. It is the case of the Council that the acquisition of the Order property would be in the public interest by making a quantitative and qualitative housing gain.

9. Conclusion

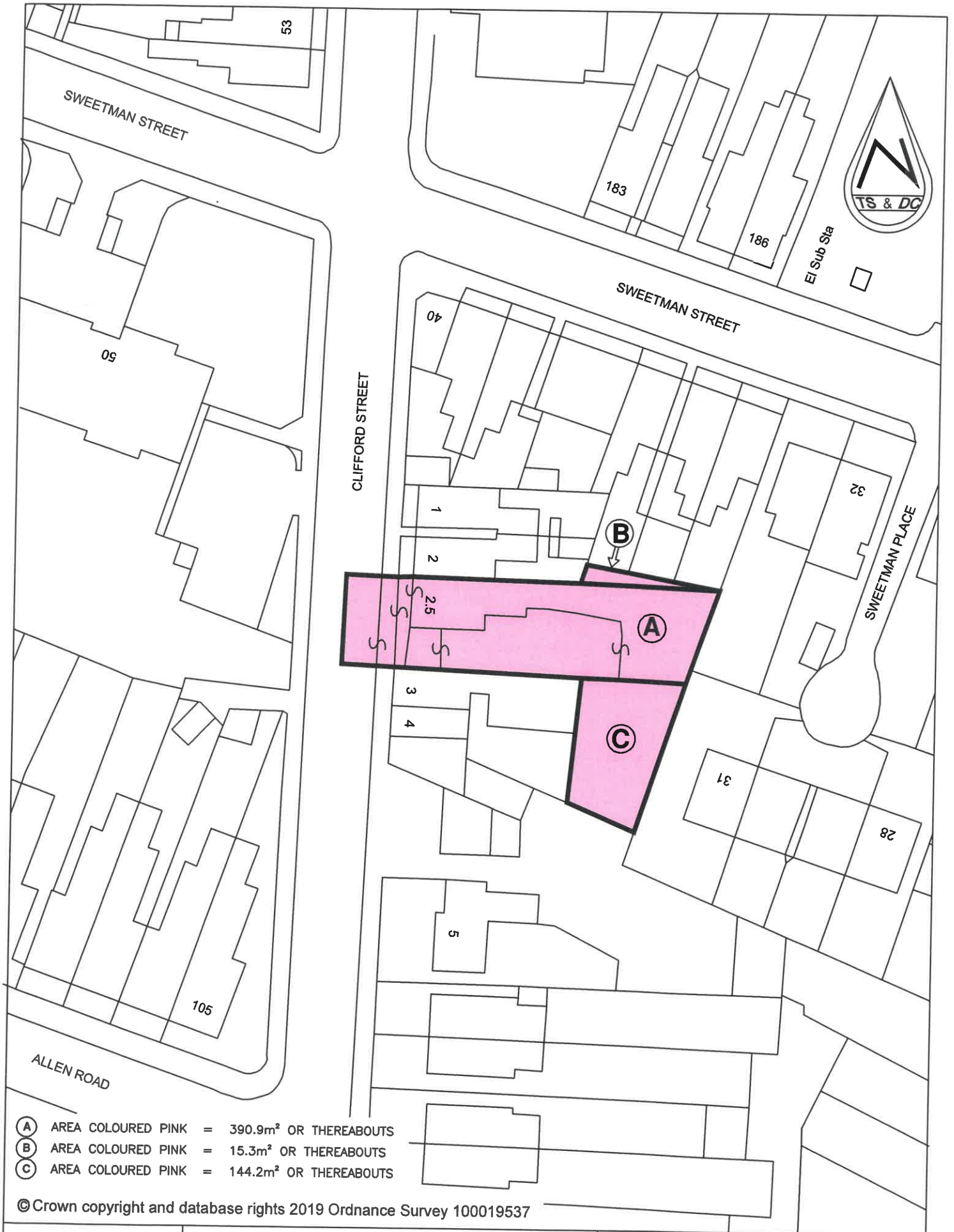
9.1 It is the view of the Council that a Compulsory Purchase Order is the most appropriate course of action to ensure the Order Property/ land is brought back into effective use within a reasonable timescale.

9.2 The owners have had ample opportunity to resolve matters and to bring the property back into use.

9.3 Should the Order be confirmed; the Council will market the property with a covenant or contractual clause to ensure that the property/ land is brought back into use within a reasonable timescale.

9.4 The Council considers that confirmation of the Order would make a positive contribution in terms of the economic, social and environmental wellbeing of the area. Confirmation would also ensure a quantitative and qualitative housing gain and the Council respectfully requests that the Order is confirmed.

APPS



- (A) AREA COLOURED PINK = 390.9m² OR THEREABOUTS
- (B) AREA COLOURED PINK = 15.3m² OR THEREABOUTS
- (C) AREA COLOURED PINK = 144.2m² OR THEREABOUTS

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date	November 2019
scales	1:500
drawn by	AJP
dwg. no.	\2B Clifford Street.dwg

THE MAP REFERRED TO IN
 THE WOLVERHAMPTON CITY COUNCIL
 (2B Clifford Street)
 COMPULSORY PURCHASE ORDER 2020

City of Wolverhampton Council
 Strategic Director – Place
 Civic Centre, St. Peter's Square, Wolverhampton
 Tel. (01902) 556556

APP 6

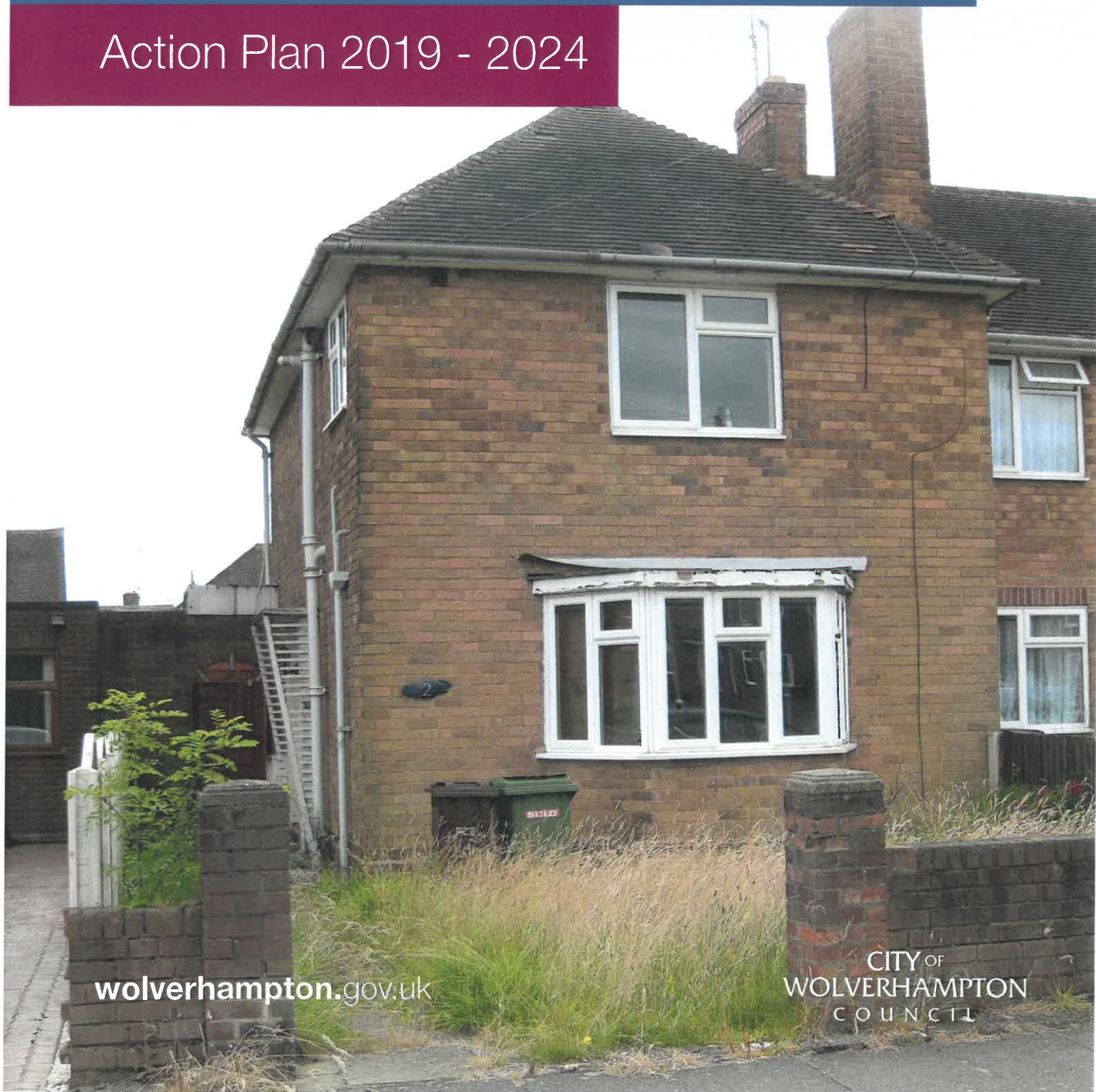
City Housing Strategy 2019 – 2024: Better Homes for All

Context	<p>Vision 2030: A place where people come from far and wide to work, shop, study and enjoy our vibrant city. A thriving, international, 'smart city' - renowned for its booming economy and skilled workforce, rich diversity and a commitment to fairness and equality that ensures everyone has the chance to benefit from success</p>		
Priorities	More and better homes	Safer and healthier homes	Access to a secure home
	<p><i>Increasing the speed and number of new homes delivered to meet the needs of our communities and the growing number of households looking to work, study and settle here.</i></p>	<p><i>Achieving high quality management and maintenance of housing, particularly for those renting in the City, whether that be a from a private or social landlord.</i></p>	<p><i>A focus on the City's commitment to those residents that need additional support in accessing and sustaining secure accommodation.</i></p>
Key drivers	<p>Supply side</p> <ul style="list-style-type: none"> - National priority to boost supply and increase home ownership - Regional drivers through Homes England and need to accommodate growth to support West Midlands Combined Authority (WMCA) Strategic Economic Plan: Walsall to Wolverhampton corridor - Removal of the Housing Revenue Account borrowing cap to deliver a greater volume of affordable homes <p>Growing demand</p> <ul style="list-style-type: none"> - Growing older population - Recent growth underpinned by in-migration - Need to attract and retain younger economically active households - Growing private rented sector - Affordability barriers <p>Barriers to development</p> <ul style="list-style-type: none"> - Brownfield land - Land remediation costs - Green field expansion <p>Economic aspirations</p> <ul style="list-style-type: none"> - Attract and retain households - Housing to support economic growth - Housing development linked to training and employment opportunities 	<p>Social Housing Green Paper</p> <ul style="list-style-type: none"> - All rented homes to meet modern standards of condition, safety and thermal efficiency - Commitment to strengthening the tenant voice <p>A range of landlords operating in the City</p> <ul style="list-style-type: none"> - Council managing agents: Wolverhampton Homes and four Tenant Management Organisations - Registered Providers - Private sector landlords: fastest growing tenure - Differing regulatory regimes <p>Estate investment</p> <ul style="list-style-type: none"> - Improved quality of existing stock - Quality of environments - Strengthened infrastructure to support economic growth <p>Conditions in the Private Rented Sector</p> <ul style="list-style-type: none"> - Incidences of category one hazards - Concentrations of poor quality/managed housing - Growing number of houses in multiple occupation (HMO) - Growing numbers of vulnerable people accommodated 	<p>Independence</p> <ul style="list-style-type: none"> - Ageing population: growth in 65+ outstripping all others - Move away from traditional residential care and hospital care to: - People living in their own homes with their own front doors - Housing growth underpinned by NHS England's Healthy New Town principles <p>Residents with additional support needs</p> <ul style="list-style-type: none"> - Secure and accessible housing across tenures - Quality housing advice and accessible housing support services promoting independence in addition to specialist housing options where needed <p>Homelessness</p> <ul style="list-style-type: none"> - Homelessness Reduction Act - Regional rough sleeping taskforce - Local commitment to prevent homelessness and reduce rough sleeping <p>Welfare Reform</p> <ul style="list-style-type: none"> - Increasing the vulnerability of: - Low income households - Households susceptible to homelessness
Key actions	<ul style="list-style-type: none"> • Direct delivery: <ul style="list-style-type: none"> - WV Living development - Council led Housing Revenue Account development • Create the right infrastructure for investment: <ul style="list-style-type: none"> - Private developers - Housing associations • Access funding where available e.g. WMCA, Homes England and One Public Estate to accelerate housing growth • Work creatively to bring sites forward • Enhance the cross-tenure offer including a range of options to assist homeownership • Continue to develop the evidence base to inform what homes are delivered where • Maximise economic opportunities through inclusive growth including local employment, apprenticeships and use of the local supply chain • Maximise opportunities provided by strategic growth corridors • Support ongoing regeneration • Deliver a vibrant residential offer to a revitalised City Centre • Innovative design and construction 	<ul style="list-style-type: none"> • Improve conditions within the private rented sector: <ul style="list-style-type: none"> - Support for landlords through Rent with Confidence - Underpinned by licensing and enforcement • Review the offer of the City's managing agents to ensure financial efficiencies are achieved, whilst providing a high-quality service to tenants and leaseholders • Safer high-rise homes: public and private • Strengthen the tenants voice • Strengthen the relationships with Registered Providers • Supporting people to live independently and improve health outcomes: <ul style="list-style-type: none"> - Home Improvement Agency - Grants and loans to vulnerable owner occupiers • Improving affordable warmth and the energy efficiency of homes • Increasing affordable housing - targeted open market purchase • Bringing empty properties back into use 	<ul style="list-style-type: none"> • Housing delivery of high quality homes including to category 2 and 3 standard across a range of tenures • Develop a range of high quality housing options and services that support older people to remain independent • Reduce rough sleeping to as close to zero by 2022 through initiatives such as Housing First • Provide value, quality temporary accommodation for those that need it • Improve advice and accessibility of housing across tenure for residents with social care needs • Provision of crisis housing for use on a temporary basis by people with social care needs • Improved understanding of the housing and support needs of people with social care needs to better inform commissioning and development decisions • Support the Council in its role as Corporate Parent • Package of intensive support to secure the housing options of those residents at risk of homelessness due to domestic abuse • Black Country Reoffending Strategy - develop support for offenders to access appropriate housing and sustain tenancies
Delivery	<ul style="list-style-type: none"> - We will endeavour to coproduce this strategy with local people and stakeholders, continuing with consultation and planning on an on-going basis to ensure that needs and aspirations are understood and met in delivery - We will work as a partnership with stakeholders across the City and region to deliver key actions, reporting this through formal governance structures to ensure delivery. 		

APP 7

Empty Homes Policy and Strategy

Action Plan 2019 - 2024



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CITY OF
WOLVERHAMPTON
COUNCIL

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Introduction



- 1.1 There is a national shortage of housing, and particularly of good quality homes affordable for people on low incomes.** Empty homes are a wasted resource, and homes which are empty for long periods can deteriorate and attract anti-social behaviour. If properties are neglected, they can devalue nearby homes and cause nuisance to neighbourhoods.
- 1.2 It is normal for there to be a turnover of empty homes.** People buy, sell, inherit and rent homes, and need to move for reasons related to housing costs, size, family and work needs. A healthy housing market needs a regular turnover of homes for sale and for rent. The City of Wolverhampton Council (CWC) only needs to focus on preventing homes from remaining empty for long periods, or advising and encouraging the owners of long-term empty homes to use or sell them. Homes are defined as long-term empty if they have been unoccupied for 6 months or more.
- 1.3 CWC has a higher number of long-term empty homes (1.2%) than the regional average of 0.84%.** There is no one area where long-term empty homes are concentrated; empty homes are found throughout the City and in all price brackets.
- 1.4 In line with our new Housing Strategy, we want the new Empty Homes Policy and Strategy Action Plan to make a real difference in Wolverhampton.** By the end of the strategy period, we aim to have brought at least 1,100 long-term empty homes back into use, with a stretch target of 1,250. This will help residents to find a home to rent or buy and will contribute to raising the quality of our neighbourhoods. We will explore new partnerships and will continue to learn from and implement best practice in minimising wasted homes.

2

Previous Strategy

2.1 Our previous strategy covered the period 2010-2015 and has continued until now.

Since 2010 CWC has taken action to bring over 1,650 empty homes back into use. This action has included advice and assistance to owners, offering a £500 payment to contribute to the costs of sellers' fees, and taking enforcement action such as serving a Notice under Section 215 of the Town and Country Planning Act 1990. As a last resort, where owners are unwilling to co-operate with the Council and use or sell their home, the Council may use compulsory purchase powers. Homes bought through compulsory purchase are then sold at auction.

2.2 Wherever possible CWC works in partnership with the owners of empty homes, and offering advice and assistance is always the first option.

Only if an owner cannot be traced, or the owner is unwilling to take action to sell or use a home which is causing problems for its neighbours, is enforcement action taken. In more than half of cases where CWC starts compulsory purchase proceedings, which is an action of last resort where all other efforts have failed, the owner of the empty home takes action themselves to sell or let their home and avoid compulsory purchase.



3

Supporting Corporate Priorities

3.1 Housing contributes to CWC's corporate priorities identified in Our Council Plan 2019-2024, in particular:

- Better homes for all;
- A vibrant, green city we can be proud of;
- Strong, resilient and healthy communities

Bringing empty homes back into use nearly always involves improving the homes to a standard for their new owners or renters. Using empty homes contributes to reinvigorating neighbourhoods and improving the quality of housing has a positive effect on residents' health.

3.2 The City's Housing Strategy, Better Homes for all, continues the priorities of the Council's Corporate Plan and identifies three key objectives:

- More and better homes;
- Safe and healthy homes;
- Access to a secure home.

Work to reduce empty homes contributes positively to all three of these objectives; it increases options for residents to find a



secure home, increases the supply of available homes, and increases the quality of homes as landlords bring them up to letting standard or new owners make improvements to their home.

3.3 We intend to explore partnerships to increase the range of options for bringing long-term empty homes up to standard where work is required.

This will increase investment in our city and support more jobs, especially in skilled building trades. Poor quality housing impacts on residents' health and improving conditions in privately rented and owner-occupied homes is a key priority for CWC. Improving the supply of good quality homes for rent and for sale will offer residents increased opportunities to move from unsatisfactory housing, offering a stable and healthy environment for our residents.

4

Developing our Empty Homes Strategy

4.1 While much good work has been achieved since 2010, Wolverhampton continues to have more long-term empty homes than our neighbouring local authorities.

CWC therefore wishes to move from a predominately reactive approach to a more proactive strategy. CWC will continue to work co-operatively with the owners of empty homes wherever possible. However, when owners of empty homes which are causing nuisance either cannot be identified or refuse to engage with CWC, we will take action to ensure that empty homes are brought back into use.

4.2 There are four main elements to CWC's new Empty Homes Strategy. These are:

- Improving the accuracy of data/records to ensure the reported number of empty properties is a true reflection of the position;

- Continuing to learn from other Local Authorities' empty homes work, identifying successful initiatives which might be effective in Wolverhampton;

- Introducing new options to encourage and help the owners of empty homes to let or sell them, and exploring partnerships to bring empty homes back into use;

- Taking a more proactive approach to step up performance in tackling empty homes;

- Supporting ongoing publicity to raise public awareness and promote a range of options to minimise long-term empty homes in Wolverhampton.

These elements are covered in more detail on the following pages.

5

Identifying Empty Homes and Their Owners



- 5.1 **The main sources of information about the owners of residential properties are Council Tax records and the Land Registry.**
From April 2019 CWC introduced increased charges for Council Tax on empty dwellings. Those which have been empty for two years or more will pay 100% Council Tax, rising to 200% if a home has been empty for five years and 300% for those empty for ten years or more. Members of the public can report empty homes via the Council's website, and staff may also identify empty homes when out in the community.
- 5.2 **It is now compulsory in almost all circumstances to register ownership of homes at the Land Registry when a property is bought or sold and these records are publicly available.**
However, a few homes cannot be traced to a current owner, either because they have never been registered or because they are owned via a complex system of companies and/or trusts, obscuring the identity of their owners.
- 5.3 **In the great majority of cases, identifying the owner of an empty home is straightforward.**
Finding the owner's current address and contact details may be more difficult.
- 5.4 **Council Tax records are often very useful for finding out who owns a particular home, and large Council Tax arrears may indicate that a property is empty.**
However, these records are not always up to date. People may believe that if a property is unoccupied it does not attract Council Tax liability, or they may be busy with other personal and administrative issues and forget to advise Council Tax staff when they buy or move into a new home. The Empty Homes staff work with Council Tax colleagues to share information and update Council Tax records, which benefits the Council by maximising Council Tax income as well as by tackling empty homes.

6

Researching and Implementing Best Practice

6.1 CWC staff attend the West Midlands Empty Property Officers Group and are members of the national practitioners' forum, the Empty Homes Network.
CWC will continue to be an active member of these groups and work to identify effective initiatives to bring empty homes back into use which are not currently in place in Wolverhampton and consider whether they would be successful in our City.

6.2 Housing Services will seek to work with regional neighbours and partners to ensure that there is a consistent, relevant and effective suite of options to help owners of empty homes to let or sell them, and to progress enforcement where this is necessary.
Partners may include Wolverhampton Homes, local Housing Associations, community groups and private companies. Work with Council Tax colleagues will be key to update their systems and ensure that we have an accurate record of empty homes in Wolverhampton.



7

A More Proactive Approach

7.1 In order to reduce the number of long-term empty homes in Wolverhampton, a more proactive approach will be required.

Housing Services already works with Council Tax to contact owners of properties empty for three months, to prevent them becoming long-term empty homes. Sometimes Council Tax records do not show the full picture, as owners may have other priorities than updating the Council. By proactively contacting those on our records, we can discover that the home has been sold or used. We hope to work with Council Tax colleagues to undertake a thorough review of their records. While updating these records is likely to result in a more accurate, and lower, figure for long-term empty homes in the City, new initiatives will also be explored to minimise the number of wasted homes in Wolverhampton.

7.2 As part of our more proactive response, empty homes staff are now contacting the owners of empty homes when Council Tax records indicate that they have been unoccupied for three months, rather than waiting until they have been empty for six months and trigger the long-term empty definition.

This is proving effective in two ways: in some cases, we learn that the property is no longer empty, and records can be amended, and in others owners are more open to advice and assistance in the early stages of a home lying empty, rather than when it has become the normal situation.

7.3 For the previous Empty Homes Strategy, the target was to bring 200 long-term empty homes back into use each year.

In line with our more ambitious and proactive new Strategy, the target will be

increased to 220 homes each year, with a stretch target of 250.

7.4 In some other areas, private companies are working in partnership with local authorities, with the company buying homes which are then leased to the Council.

These schemes may include Council grants or loans to refurbish long-term empty homes. There are companies interested in such a partnership in Wolverhampton, and Housing Services will explore opportunities for innovative partnerships which will increase the supply of good quality, affordable homes for rent.

7.5 There are a number of companies which offer Property Guardian services.

This is the use of empty properties, which may be commercial or residential, for temporary shared accommodation for licensees. The licensees provide security against squatting and vandalism, in return for a lower than market rent. This is a legally grey area. Some property guardians live in comfortable conditions, with a responsible company as their landlord. Others are put at risk by dangerous and illegal conditions. CWC will monitor the use of property guardians in the City, and if appropriate will work with reputable companies where this would be mutually beneficial.

7.6 Wolverhampton Homes has suggested exploring a new initiative to offer training to local people to learn building skills by improving homes which can then be used in their leasing scheme.

They have had interest from potential landlords whose properties need improvement before they meet the leasing criteria. We will work with Wolverhampton Homes to see whether this would be a viable option. There are obvious attractions

7

in combining skills training to improve employment prospects with a project to refurbish homes which will then be brought back into use.

7.7 Similarly, we wish to encourage community groups to become involved in bringing empty homes back into use.

This might include identifying empty homes, talking to their owners, and practical work to refurbish dilapidated homes. This could be done in partnership with Wolverhampton Homes, or as an independent community initiative; we will support any viable, safe and effective methods of tackling empty homes and improving neighbourhoods.

7.8 At present, CWC has no scheme to support key workers to buy a home in Wolverhampton.

We will work with colleagues and partner agencies to establish if it would be useful to develop such a scheme, what model of support and assistance would be most effective and how we could focus this to bring empty homes back into use.

7.9 In a small number of cases, the Council has purchased empty homes where these would be useful as social housing stock.

We will continue to consider individual and strategic purchases of empty properties, to meet needs for social housing, temporary accommodation for homeless households or other local housing needs. These purchases may through willing sale, or through Compulsory Purchase Order (see 8.5 below).

7.10 In all cases, Housing Services' preference is to work positively with the owners of empty homes and advise and support them to let or sell an unused home.

However, when either the owner of an empty home cannot be identified, or when the owner of a property refuses to engage with the Council, enforcement will be used.

This may involve a Section 215 notice, requiring the owner to remedy disrepair, an Empty Dwelling Management Order or compulsory purchase. Enforcement will primarily be used where properties are in poor repair and/or causing nuisance in their neighbourhood.

7.11 To date, while much work has been done to encourage the re-use of empty homes, this has not been consistently and thoroughly recorded.

We will set up a procedure to record actions on each empty home, as well as the outcome. This will highlight the work of the Empty Homes officers, enable detailed and accurate reporting and provide evidence to inform decisions about which interventions are most effective.

8

Enforcement

- 8.1 Local authorities have a range of enforcement options to take action where empty homes are causing a nuisance, or where owners either cannot be traced or are unwilling to engage with advice and assistance to use a wasted property.**
While CWC always prefers to work co-operatively with owners of empty homes, if it is not possible to trace the owner of an abandoned empty home, or if the owner refuses to engage with offers of advice and assistance, then enforcement will be pursued. Often when staff start enforcement action, owners act themselves to avoid this, which Housing Services regards as a positive result.
- 8.2 Legislation which can be used to tackle empty and/or abandoned homes includes: the Law of Property Act 1925; Prevention of Damage by Pests Act 1949; Miscellaneous Provisions Act 1982; Building Act 1984; Housing Act 1985; Town and Country Planning Act 1990; Environmental Protection Act 1990 and the Housing Act 2004.**
The Council will use whatever legal powers are available to help bring empty homes back into use, and to stop neglected and abandoned properties from blighting neighbourhoods, if owners of empty homes can either not be traced or are unwilling to co-operate with advice and assistance to tackle long-term empty homes.
- 8.3 Local authorities have powers to enter and inspect properties where there is a risk that poor housing conditions are affecting either the occupants or neighbouring properties.**
Empty homes which are dilapidated, infested with vermin or with badly overgrown gardens can negatively affect neighbours, and local authorities can require owners to repair defective premises and remove rubbish. Local authorities can also carry out works in default if owners refuse to do so, and recharge the costs.
- 8.4 The Housing Act 2004 introduced Empty Dwelling Management Orders (EDMOs).**
These allow local authorities to apply to a Property Tribunal to take over management of a long-term empty home, refurbishing it if necessary and letting and managing it for up to seven years. Rent from the letting is used to pay any refurbishment and management costs, and any monies over this are paid to the owner.
- 8.5 If an abandoned property has charging order debts to the Council, the local authority can apply for a forced sale to repay these debts.**
The procedure varies, with one for Council Tax debts and another for other liabilities.
- 8.6 Compulsory Purchase Orders (CPOs) are another form of forced sale.**
They may be used either if an owner of an abandoned property cannot be traced, or if the owner of a property causing nuisance to neighbours has persistently refused to engage with the Council to remedy the problems. In most cases the Council will sell the property at auction, but as indicated above at 7.8 a property which could be particularly useful in the social housing stock may be retained.

9

Finance

9.1 Currently there is a capital budget for work to bring empty homes back into use.

This has been mostly used to fund compulsory purchases of long-term empty homes, which are then sold at auction. In addition, there is revenue funding of a £500 incentive to contribute to the administrative costs of selling an empty home and/or apply for probate.

9.2 With our more ambitious new strategy, additional funding to support incentives, enforcement and partnerships will be required.

A business case for this will be prepared. We propose to extend the £500 incentive to first-time buyers who purchase a long-term empty home, and to explore whether we can also introduce assistance for key workers.

9.3 Successful re-use of long-term empty homes attracts New Homes Bonus funding.

This results in the Government match-funding the Council Tax income for new homes and for homes brought back

into use, for six years. This benefits the Council, providing funds to improve community facilities or to re-invest in work to minimise long-term empty homes.

9.4 Wherever possible, work on empty homes will be co-ordinated with other initiatives to maximise value for money and contribute to strategic and corporate targets and priorities.

For example, repairs and improvements to an empty home are likely to include increased to home energy efficiency, contributing to improvement in residents' health. Grants for home energy efficiency are available, if homes are occupied by people who meet the criteria for them. We will work to co-ordinate different opportunities for bringing empty homes back into use and improving the quality of homes in Wolverhampton.



10

Publicity



10.1 There are national and regional Empty Homes Week opportunities to highlight the issue of long-term empty homes and publicise what the Council can do to help.

The Council's website has a page on empty homes providing information and links to resources such as WH's leasing scheme and Rent with Confidence. Empty Homes staff are working with the Communications team to further develop the Council's website and to promote an ongoing campaign to highlight the assistance available to bring empty homes back into use, examples of successful collaboration with owners of empty homes, enforcement action where owners have refused to engage and encouragement for the public to engage with our work to minimise the number of long-term empty homes in the City.

10.2 When it is possible to identify the owner of an empty home, staff write to them offering information and support to let or sell their disused property.

In addition to emphasising the financial benefits of letting or selling an empty home, these letters will also highlight the benefit to

the local community of bringing it back into use, and the additional Council Tax and other costs of long-term empty homes.

10.3 CWC will continue to work with local communities to raise awareness of empty homes and to promote action to encourage their re-use.

Housing Services will work with the Communications team to develop a rolling programme of publicity about empty homes. This will include raising awareness with partner agencies, such as health and social care, so that colleagues can refer patients or clients for advice and information about letting or selling an empty home. Where appropriate, Housing Services will attend community events to gather information about local empty homes and advise residents about how CWC can help to prevent homes from remaining empty for long periods.

11

Action Plan

11.1 Below is the action plan which will cover the next five years.

This plan will be reviewed and revised at least annually and will be amended as required to ensure that it remains up to date and effective.

	Action	Lead Officer(s)
1	Increase our target for bringing empty homes back into use, to 220 a year with a stretch target of 250	Empty Homes Officer
2	Continue to proactively review and update Council Tax records	Empty Homes Officer, Council Tax staff
3	Contact owners of empty homes when they have been unoccupied for three months, to prevent as many as possible from becoming long-term empty homes	Empty Homes Officer
4	Continue to offer £500 to owners who need to apply for Probate and/or meet our criteria and sell their long-term empty home or lease it to tenants nominated by the Council and/or Wolverhampton Homes	Empty Homes Officer
5	Prepare a specification to tender for one or more partners to purchase empty homes and make them available for letting to Council nominees	Service Manager
6	Work with Wolverhampton Homes to develop a repair and refurbish service to enhance their Leasing Scheme	Empty Homes Officer, Wolverhampton Homes
7	Work with Wolverhampton Homes and/or community groups to involve local communities in identifying empty homes and bringing them back into use. This will include offering apprenticeships/work experience for local people to learn building, decorating and gardening skills by supervised work on empty homes	Empty Homes Officer, Wolverhampton Homes
8	Develop a business case for increased funding to support new initiatives to bring empty homes back into use	Service Manager
9	Develop criteria for grants/loans to improve empty homes for sale or letting	Empty Homes Officer

11

	Action	Lead Officer(s)
10	Develop a communications and publicity programme to raise public awareness of empty homes and how CWC can help owners to sell or use them	Empty Homes Officer, Communications Team
11	Identify any long-term empty homes which would meet strategic and/or specific needs and purchase them for use or development	Empty Homes Officer, Development Team
12	Identify opportunities to work with particular neighbourhoods to target work to tackle empty homes as part of other community initiatives	Empty Homes Officer
13	Explore options to assist first time buyers and/or key workers to purchase and occupy long-term empty homes	Empty Homes Officer
14	Explore the option of a Real Estate Investment Trust to own properties bought through willing sale or compulsory purchase	Service Manager
15	Monitor the use of Property Guardians in Wolverhampton and develop a protocol for working with any responsible companies	Empty Homes Officer
16	Set up a recording procedure to capture actions on empty homes and provide performance monitoring information	Service Manager

You can get this information in large print, braille, audio or in another language by calling 01902 551155

wolverhampton.gov.uk 01902 551155

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City of Wolverhampton Council, Civic Centre, St. Peter's Square,
Wolverhampton WV1 1SH

City of Wolverhampton Council and Park Ward Housing Need Summary
(January 2020 to December 2020)

Bedrooms required	Total
1 Bedroom required	5470
2 Bedrooms required	3493
3 Bedrooms required	1872
4 Bedrooms required	668
5 Bedrooms required	187
Unknown	57
TOTAL APPLICANTS	11747

Park Ward – all properties by property type	
Property type	Number of properties
Flats/maisonettes	226
Bungalows	5
Houses	28
TOTAL	259

Park Ward - all properties by number of bedrooms	
Number of bedrooms	Number of properties
0 Bedroom	12
1 Bedroom	103
2 Bedroom	89
3 Bedroom	53
4+ Bedrooms	2
Total	259

Park Ward - Flats/Maisonettes	
Number of bedrooms	Number of properties
0 Bedroom	12
1 Bedroom	103
2 Bedroom	85
3 Bedroom	26
4+ Bedrooms	0
Total	226

Property type	Total lets	Sum of bids	Average number of bids
Flat (1/2 Bed)	3	240	80

23 October, 2018

**CITY OF
WOLVERHAMPTON
COUNCIL**

1st class post
Mr J S Sahota

2 Clifford Street
Whitmore Reans
Wolverhampton
WV6 0AB

Kevin O'Keefe
Director of Governance &
Solicitor to the Council

Legal Services

Your Ref:
My Ref: **JS/RCP012580P**

Dear Mr Sahota

**Re: The Wolverhampton City Council (2 & A Half (2B) Clifford Street Whitmore Reans
Wolverhampton) Compulsory Purchase Order 2018**

I enclose Notice of Confirmation of the above-mentioned Compulsory Purchase Order. The Notice contains a Statement of Effect relating to the Council's intention to make a General Vesting Declaration Order.

The General Vesting Declaration Order allows the Council to take legal title to the property. A further Notice will be served when the Order has been made.

Part 2 of the attached form relates to your entitlement to compensation and should be completed and returned in the attached envelope.

Yours sincerely


James Sherry
Chartered Legal Executive

For and on behalf of
Director of Governance &
Solicitor to the Council

Direct: 01902 554952
Email: james.sherry@wolverhampton.gov.uk

City of Wolverhampton Council
Legal Services, Civic Centre, St Peters Square
Wolverhampton, WV1 1RG, DX 744350 Wolverhampton 27

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THE WOLVERHAMPTON CITY COUNCIL
(2 & A HALF (2B) CLIFFORD STREET WHITMORE REANS WOLVERHAMPTON)
COMPULSORY PURCHASE ORDER 2018

THE HOUSING ACT 1985 AND
THE ACQUISITION OF LAND ACT 1981

1. NOTICE IS HEREBY GIVEN that the Secretary of State for Housing, Communities and Local Government in exercise of his powers under the above Acts, gave the Authority to City of Wolverhampton Council to confirm the Wolverhampton City Council (2 & A Half (2B) Clifford Street Whitmore Reans Wolverhampton) Compulsory Purchase Order 2018 which was confirmed on 9 October 2018.
2. The Order as confirmed provides for the purchase for the purposes of the provision of housing accommodation of the land described in the Schedule hereto.
3. A copy of the Order as confirmed by Wolverhampton City Council and of the map referred to therein have been deposited at Main Reception, Civic Centre, St Peter's Square, Wolverhampton WV1 1RG, and may be seen at all reasonable hours.
4. The Order as confirmed becomes operative on the date on which this Notice is first published. A person aggrieved by the Order may, by Application to the High Court within six weeks from that date, challenge its validity under Section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisation granted by the Order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirements relating to the Order.
5. Every person who, if a general vesting declaration were made in respect of all the land comprised in the order (other than land in respect of which notice to treat has been given), would be entitled to claim compensation in respect of any such land, is invited to give information to the Authority making the declaration in the prescribed form with respect to his name and address and the land in question.

PART 1

**FORM OF STATEMENT OF EFFECT OF PARTS II AND III OF THE COMPULSORY PURCHASE
(VESTING DECLARATIONS) ACT 1981**

Power to make general vesting declaration:

1. **The Wolverhampton City Council (hereinafter called "the Council") may acquire any of the land described in the Schedule hereto by making a general vesting declaration under Section 4 of the Compulsory Purchase (Vesting Declarations) Act 1951. This has the effect, subject to paragraph 4 below, of vesting the land in the Council at the end of the period mentioned in paragraph 2 below.**

Notices concerning general vesting declaration:

2. **As soon as may be after the Council make a general vesting declaration, they must serve notice of it on every occupier of any land specified in the declaration (except land where there is one of the tenancies described in paragraph 3) and on every person who gives them information relating to the land in pursuance of the invitation contained in any notice. When the service of notices of the general vesting declaration is completed, a further period begins to run. This period, which must be not less than 3 months, will be specified in the declaration. On the first day after the end of this period ("the vesting date") the land described in the declaration will, subject to what is said in paragraph 4, vest in the Council together with the right to enter onto the land and take possession of it. Every person on whom the Council could have served a notice to treat in respect of his interest in the land (other than a tenant under one of the tenancies described in paragraph 3) will be entitled to claim compensation for the acquisition of his interest in the land, with interest on the compensation from the vesting date**

Modifications with respect to certain tenancies:

3. **In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a "minor tenancy", ie a tenancy for a year or a yearly tenancy or a lesser interest, or "a long tenancy which is about to expire". The latter expression means a tenancy granted for an interest greater than a minor tenancy but having on the vesting date a period still to run which is not more than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy has still to run, where any option to renew or to terminate it is available to either party, it shall be assumed that the landlord will take every opportunity open to him to terminate the tenancy while the tenant will use every opportunity to retain or renew his interest**
4. **The modifications are that the Council may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 3 unless they**

PART 11

FORM FOR GIVING INFORMATION

To: **Wolverhampton City Council**

I/We being (a person) (persons) who, if a general vesting declaration were executed under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of all the land comprised in the compulsory purchase order cited above in respect of which notice to treat has not been given, would be entitled to claim compensation in respect of (all)(part of) that land, give you the following information, pursuant to the provisions of section 15 of, or paragraph 6 of Schedule 1, to the Acquisition of Land Act 1981

1. **Name and address of informant.....**

2. **Land in which an interest is held by informant(s).....**

3. **Nature of interest.....**

Signed

(on behalf of)

Dated

- (i) **In the case of joint interest insert the names and addresses of all the informants**
- (ii) **The land should be described concisely**
- (iii) **If the land is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other encumbrance, details should be given e.g. name of building society and roll number**


first serve notice to treat in respect of the tenancy and then serve every occupier of the land with a notice of their intention to enter and take possession after the period (not less than 14 days from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the tenancy until the end of that period or until the tenancy comes to an end, whichever happens first

SCHEDULE

Land comprised in the Order as confirmed

1. 405.1 square metres of land known as 2 and a half (2B) Clifford Street, Whitmore Reans, Wolverhampton, WV6 0AB.

Dated: 28 October 2018



Kevin O'Keefe
Director of Governance & Solicitor to the Council
Civic Centre
St Peter's Square
Wolverhampton WV1 1RG

APP 10

**The Wolverhampton (Two and a Half Clifford Street)
Compulsory Purchase Order 2017**

Statement of the Council's Reasons for Making the Order

Part II Housing Act 1985

Dated 11th January 2018

- 1. Description of the Order Lands**
- 1.1 The Order land comprises Two and a Half Clifford Street, Whitmore Reans. WV6 0AB.
- 1.2 On 28th March 2017 the Resources Panel of Wolverhampton City Council ("the Council") resolved to acquire the Order land for housing purposes under Section 17 of the Housing Act 1985. It was resolved to make a Compulsory Purchase Order to acquire the Order land and authorised its acquisition by agreement in advance of the confirmation of the Order where possible.
- 1.3 The Order land is in the Park Ward, in the Wolverhampton South West Parliamentary constituency, approximately 1 mile North West of Wolverhampton City Centre. It is in an area of predominantly residential property.
- 1.4 The Order land contains 4 flats with an integral yard being used for manufacturing windows. The inappropriate mix of uses and the standard of the accommodation has led to Prohibition Orders being served by the Council under the Housing Act 2004.
- 1.5 The property is in a popular residential area, and is detrimental to the local neighbourhood by way of its derelict condition.

1.6 The Order property may have some structural issues arising from the poor-quality conversion; However, the land is free from any obvious structural problems, and there are no contamination issues known.

1.7 The Order land presents a visual detriment to local amenities.

2. Special Considerations

2.1 The Council's Corporate Plan 2016 – 2019 has a stated aim increase the availability of homes within the city by bringing empty properties back into use quickly (page 6).

2.2 The Strategic Housing Market assessment sets out the growing overall requirement for housing in Wolverhampton at page 106.

3. The Case for Compulsory Purchase

3.1 It is the case of the Council that the refurbishment of the property would be beneficial in terms of the economic, social and environmental well-being of the area. The Order Land is also situated in an area with very little available social housing and there is a proven demand for accommodation locally and across the City. Over 13,000 applicants are registered for housing in Wolverhampton and residential properties can attract up to 350 bids when advertised on the Councils Choice Based Lettings system. The use of the property for residential accommodation will facilitate a quantitative and qualitative housing gain.

- 3.2 The improvement of the visual amenity of an area could be said to enhance social well-being by promoting participation in public life and there is evidence that vulnerable people feel more confident in using public spaces following refurbishment.
- 3.3 The Council asserts that the property will continue to be a drain on the public purse, is likely to attract nuisance/ crime, remain vulnerable to arson attack, increase the fear of crime for residents and have a detrimental effect on the surrounding properties until it is brought back into use.
- 4. Proposals for the Land and Planning Position**
- 4.1 Should the Order be confirmed; it is intended that the Order land will be sold on to a developer/ Housing Association. Any disposal by the Council will contain a contractual clause to ensure the property is brought back into use within a reasonable timescale. On the advice of Development Control, the contract will also specify solely residential use.
- 4.2 Compliance with any necessary approvals will be an additional contractual clause in any sale agreement.
- 4.3 This Compulsory Purchase should be considered on its own merits and is not included with any other property identified for acquisition.

5. Enabling Powers

5.1 The consent of the Secretary of State is currently required under Section 32 of the Housing Act 1985.

5.3 There are no related matters which require a co-ordinated decision from the Secretary of State.

6. Proposals for Re-housing Residents

6.1 There are no re-housing implications relating to the order land as the property is vacant and occupation is prohibited due to poor housing conditions.

7. Details of Attempts to Negotiate with Owners and Chronology of Actions Taken

7.1 The property was first brought to the attention of the Councils Empty Property Team in April 2005.

7.2 On 29 April 2005, a complaint was received regarding a burst pipe at property and rubbish preventing access to the premises.

7.3 On 3 May 2005 Severn Trent water confirmed a problem with raw sewage running onto the highway from the property. Photographs from this time highlight the severity of the problems arising.

7.4 On 3 May 2007, a letter to the owner requested an update on progress regarding refurbishment of the property. No response was received.

7.5 On 13 March 2008, a further letter requested details of progress at the property.

7.6 On 27 May 2008, the owner called the Council to advise the rubbish was to be removed "today/ tomorrow".

- 7.7 On 11 August 2010, an Emergency Prohibition Order was served under the Housing act 2004 to prevent occupation of one of the flats at the property which was on poor condition.
- 7.8 On 20 October 2010, a further letter to the owner set out a number of options available to the owner and explained that powers of entry under section 239 of the Housing Act 2004 would be considered if voluntary arrangements were not made within 14 days. The owner did not respond.
- 7.9 On 16 November 2010, Notice to Enter was served under Housing Act 2004.
- 7.10 On 15 December 2010, an inspection of the premises found the flats to be in very poor condition. Four flats were identified plus commercial window business operating from site.
- 7.11 On 26 August 2011, the council was informed of an enforcement notice served by the Fire Service due to inadequate fire separation between and occupied flat and the commercial operation at the site.
- 7.12 On 1 September 2011, a further Notice to Enter the premises (Housing Act 2004) was served.
- 7.13 On 28 September 2011, a survey of the flats was carried out. A flat at the rear of the premises was found to be occupied, but access was refused. Arrangements were made to re-house the occupant.
- 7.14 On 12 August 2014, information was again received that the rear flat was occupied.
- 7.15 On 21 October 2014, a letter in advance of a Section 215 Notice was sent to the owner. The owner did not respond.

- 7.16 On 11 December 2014, a Section 215 (Town and country Planning Act 1990) Notice was served on the owner. The Notice required 26 items of external disrepair to be rectified by 22 May 2015.
- 7.17 On 27 January 2015, a visit to the premises observed that the front of the property had been cleared.
- 7.18 On 26 May 2015, a letter to the owner highlighting non-compliance with Section 215 and gave 14 days prior to action.
- 7.19 On 12 June 2015, the owner called to say scaffold was up. The number given was unavailable when called. A visit to the site confirmed that scaffold has been erected.
- 7.20 On 20 October 2015, a report authorising officers to acquire the property by negotiation was approved by Cabinet Resources Panel of the Council.
- 7.21 On 6 November 2015, a letter offering to acquire the property by negotiation was sent to the owner. No response was received.
- 7.22 On 28 June 2016, a Notice to enter was again served on the owner as the Housing Standards Team of the Council suspected that the property was again being occupied. On this occasion, the whole of the premises was prohibited from being occupied.
- 7.23 On 2 November 2016, a letter making a further offer to acquire the premises by negotiation was sent to the owner.
- 7.24 On 3 January 2017, a second letter making a further offer to acquire the property was sent to the owner.
- 7.25 On 13 January 2017, documentation was received from the owner which included e-mails not received by the Council.

7.26 On 23 January 2017, an email to the owner requesting a meeting with his builder to discuss the proposed works was sent. The owner did not respond.

7.27 On 28 March 2017, the Resources Panel of the Council authorised officers to progress a Compulsory Purchase Order.

8. Public Interest and Human Rights Act 1998

8.1 Consideration has been given to Article 1 of the First Protocol of the Convention for the Protection of Human Rights and Fundamental Freedoms as incorporated into domestic law by the Human Rights Act 1998. It provides that every person is entitled to the peaceful enjoyment of their possessions and they shall only be deprived of them in the public interest and in accordance with any other conditions provided by law.

8.2 The purchase of Two and a Half Clifford Street, Whitmore Reans. WV6 0AB. will not displace any person or business, as at the present time the property remains un-occupied and is a focus for antisocial behaviour. Refurbishment and occupation of the property will alleviate this problem and provide residential housing. The Council therefore concludes that acquisition would be in the public interest.

8.3 As it is difficult to anticipate the property being brought back into use and the council has identified Compulsory Purchase action as the most appropriate course of action to remove the blight and nuisance caused. It is the case of the Council that the acquisition of the Order property would be in the public interest by making a quantitative and qualitative housing gain.

9. Conclusion

- 9.1 It is the view of the Council that a Compulsory Purchase Order is the most appropriate course of action to ensure the Order Property/ land is brought back into effective use within a reasonable timescale.
- 9.2 The owners have had ample opportunity to resolve matters and to bring the property back into use.
- 9.3 Should the Order be confirmed; the Council will market the property with a covenant or contractual clause to ensure that the property/ land is brought back into use within a reasonable timescale.
- 9.4 The Council considers that confirmation of the Order would make a positive contribution in terms of the economic, social and environmental wellbeing of the area. Confirmation would also ensure a quantitative and qualitative housing gain and the Council respectfully requests that the Order is confirmed.

APP 11

2 April, 2019

CITY OF
WOLVERHAMPTON
C O U N C I L

Mr J S Sahota
2 Clifford Street
Whitmore Reans
Wolverhampton
WV6 0AB

Kevin O'Keefe
Director of Governance &
Solicitor to the Council

Legal Services

Your Ref:
My Ref: JS/RCP012580P

Dear Mr Sahota

Re: The Wolverhampton City Council (2 and a half (2B) Clifford Street, Whitmore Reans, Wolverhampton) Compulsory Purchase Order 2018

Further to previous correspondence, I write to confirm that the Council acquired title to the above property on 2 April 2019 by way of a General Vesting Declaration.

A copy of the General Vesting Declaration is enclosed for your records. Should you have any queries then please do not hesitate to contact myself.

Yours sincerely



James Sherry
Chartered Legal Executive

For and on behalf of
Director of Governance &
Solicitor to the Council

Direct: 01902 554952
Email: james.sherry@wolverhampton.gov.uk

THIS GENERAL VESTING DECLARATION is made the *2nd* day of *April* 2019
by Wolverhampton City Council ("the Authority") of Civic Centre St Peters Square
Wolverhampton WV1 1RG

WHEREAS

- (1) On 9 October 2018 an Order entitled The Wolverhampton City Council (2 & a half (2B) Clifford Street Whitmore Reans Wolverhampton) Compulsory Purchase Order 2018 was confirmed by Wolverhampton City Council under the powers conferred by the Secretary of State for Housing Communities and Local Government under the powers conferred on him by the Acquisition of Land Act 1981 and Housing Act 1985 authorising the Authority to acquire the land specified in the Schedule hereto
- (2) Notice of the confirmation of the Order was first published in accordance with paragraph 6 of Schedule 1 to the Acquisition of Land Act 1981 on 4 May 2018.
- (3) A subsequent notice given on 26 October 2018 before the service of any Notice to treat in respect of any of the land described in the Schedule hereto included the particulars specified in Section 3(3) of the Compulsory Purchase (Vesting Declarations) Act 1981 ("the Act")

NOW THIS DEED WITNESSETH that, in exercise of the powers conferred on them by Section 4 of the Act, the Authority hereby declare:-

The land described in Part 1 of the Schedule hereto (being part of the land authorised to be acquired by the Order) and more particularly delineated on the Plan annexed hereto, together with the right to enter upon and take possession of the land shall vest in the Authority as from the end of the period of 28 days from the date on which the service of notices required by Section 6 of the Act is completed.

SCHEDULE

Land comprised in the Order as confirmed

All interests in approximately 405.1 square metres of land and premises known as 2 & a half (2B) Clifford Street Whitmore Reans Wolverhampton including half width of the adjoining highway

The COMMON SEAL of Wolverhampton
City Council was hereunto affixed in the
presence of:-

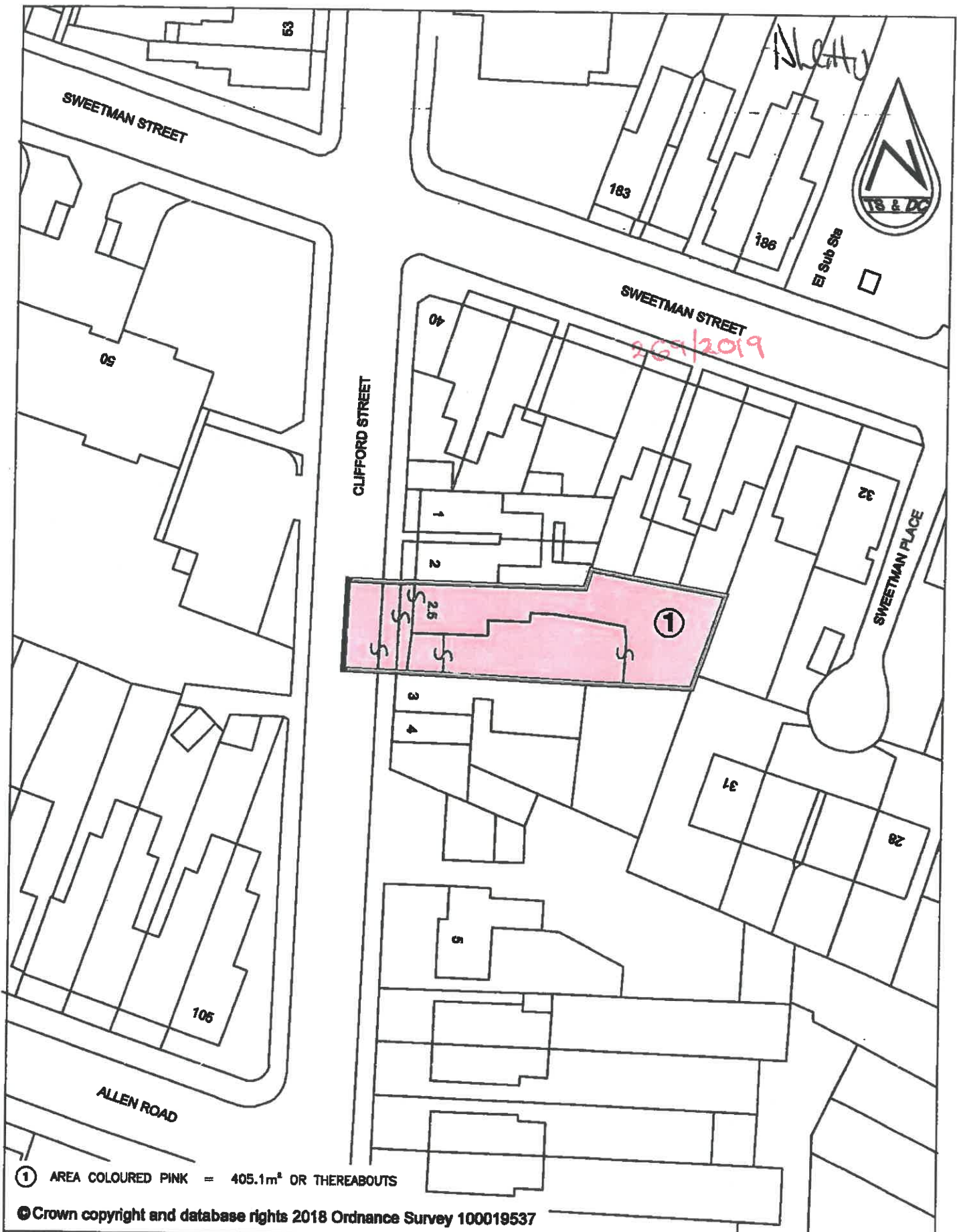
[Handwritten signature]



Authorised Officer

Dated: *2nd April 2019*

269/2019



① AREA COLOURED PINK = 405.1m² OR THEREABOUTS

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date	April 2018
scale	1:500
drawn by	AJP
dep. no.	12B Clifford Street.dwg

THE MAP REFERRED TO IN
 THE WOLVERHAMPTON CITY COUNCIL
 (2B Clifford Street)
 COMPULSORY PURCHASE ORDER 2018

City of Wolverhampton Council
 Strategic Director - Place
 Civic Centre, St. Peter's Square, Wolverhampton
 Tel. (01902) 556556

APP 12

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number SF41569

Edition date 28.01.2020

- This official copy shows the entries on the register of title on 08 FEB 2021 at 12:09:38.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 08 Feb 2021.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Coventry Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST MIDLANDS : WOLVERHAMPTON

- 1 (25.07.1969) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 1/2 (2B) Clifford Street, Whitmore Reans (WV6 0AB).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (02.04.2019) PROPRIETOR: WOLVERHAMPTON CITY COUNCIL of Civic Centre, St. Peters Square, Wolverhampton WV1 1RG.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 08 February 2021 shows the state of this title plan on 08 February 2021 at 12:09:38. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Coventry Office .

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H. M. LAND REGISTRY

NATIONAL GRID PLAN

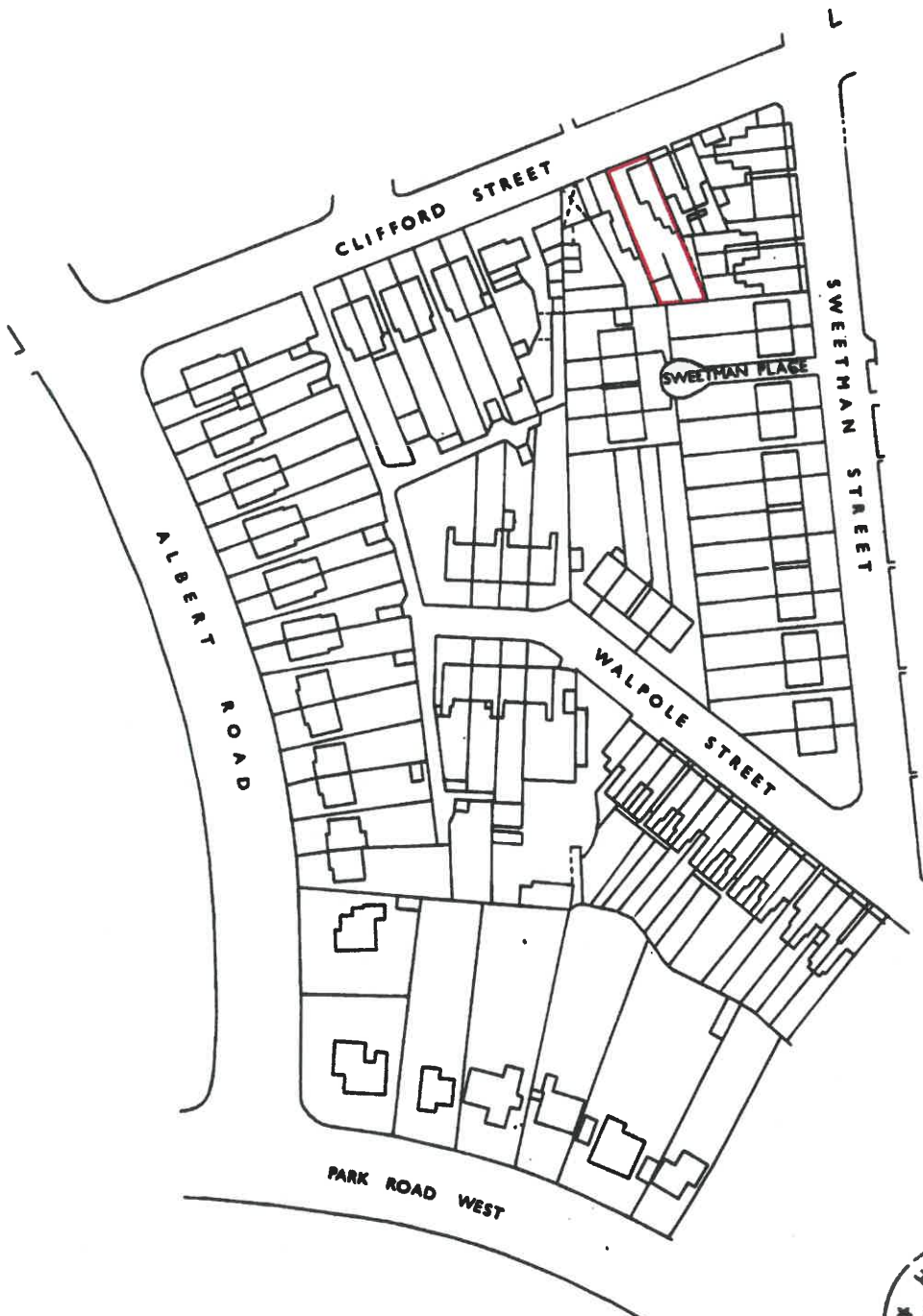
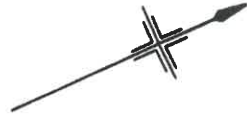
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SECTION N

~~STAFFORDSHIRE~~

Scale 1/1250

COUNTY OF WEST MIDLANDS
WOLVERHAMPTON DISTRICT
~~WOLVERHAMPTON COUNTY BOROUGH~~



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Title No. SF41569

104.

Street Crime Mailbox

From: Lucy Buchan
Sent: 29 April 2005 14:56
To: cdes@wolverhampton.gov.uk; street.crime@wolverhampton.gov.uk
Subject: CRM System E65917/00

Customer Ref: C16933
CO. SEVERN TRENT
4 , THE VILLAGE MEWS
REGIS ROAD
WOLVERHAMPTON
WEST MIDLANDS
WV6 8RU
UPRN: 100071357013
Phone(H): 01902 793721
Phone(W):
Phone(M):

----- MASTER Enquiry Details -----

Date: 29/04/2005 14:46:17
Service: Filthy Persons & Premises

Enquiry Details:

Clifford Street in Whitmore Reans - there is a burst at the back of 2 and 2A in this street. They have written to the occupiers to fix it free of charge, but cannot get access due to rubbish at the rear, possibly on the flats land or possibly on public land. Does not know if it is council housing or not. Caller is Miss Ward on 793945. She is worried that the water supply will become contaminated.

Action Taken:

Called housing - not council owned. Called PP - they said they have no emergency powers to move it but I have sent an email to them to register it as filthy premises. Email also to enforcement.

Action(s) to be Taken:

PP - please investigate this filthy premises Enforcement - please investigate this dumped rubbish.

Please email back to City Direct so that we can update the customer

Person(s) Contacted:

Status: Open
Current Target: 6 May 2005

----- Additional Info -----

Fly Tipping Case Notes - Reference : FLY001941

FLY001941

Our Ref 001941

Case Officer

Admin : Initial/Main Tab Details Incomplete

Waste Size (Not Recorded!) 03/05/2005 at Clifford Street (Back Alley) - Waste Type (Not Recorded!)

Geoff Alford

Main Note

C16933

Fly-tipping in alleyway @ rear of 2 & 2A Clifford Street. Complaint from Severn Trent - burst pipe @ rear of these premises, can not access for this fly-tipping...

Offender/Action(s)

Unknown

Complainant Details

03/05/2005

Investigation

per
Miss Ward
Severn Trent
4 The Village Mews
Regis Road
Wolverhampton
WV6 8RU

Tel Day: 793045 Tel Other: 793721

Audit Log

03/05/2005

Officer changed by Lisa Pardoe from Lisa Pardoe (8:03AM)

Case Logged : 03/05/2005 by Lisa Pardoe

Last Modified : 03/05/2005 by Lisa Pardoe

Ref No 03/675882

Reference : FL Y001941

APP 14

Severn Trent Water

3 May 2005

Severn Trent Water Ltd
Regis Road
Tettenhall
Wolverhampton
WV6 8RU

Tel 01902-793945
Fax 01902-793964

Direct Line

Contact J.WARD
Your Ref
Our Ref 03/675832

Wolverhampton City Council,
"Environmental Health Dept.,
Civic Centre,
St. Peters Square,
WOLVERHAMPTON,
For the attention of: John Ecclestone.

Dear Mr Eccleston,

RE: 2A & 2B, Clifford Street, Whitmore Reans.

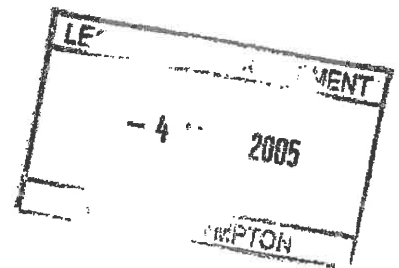
With reference to the above. Thank you for attending today with our Inspectors. As you have seen for yourself we have a particularly nasty problem here. We need to carry out repairs to both the clean water & dirty water side. We have been pursuing this problem on the clean side for a couple of months and I now believe there is a problem on the dirty water side and there is in fact raw sewage running down the highway. We have been in touch with the owner to get the access cleared of rubbish to carry out our work. Unfortunately this has not been forthcoming and we now have a potential for an Environmental problem with possible sewerage contaminating the water supply.

Can you please give us some assistance in getting this rubbish removed. Perhaps we can then avoid any Press coverage on this problem.

Yours sincerely


Miss Jan Ward

For Ian Randle – Assistant Manager Network Control

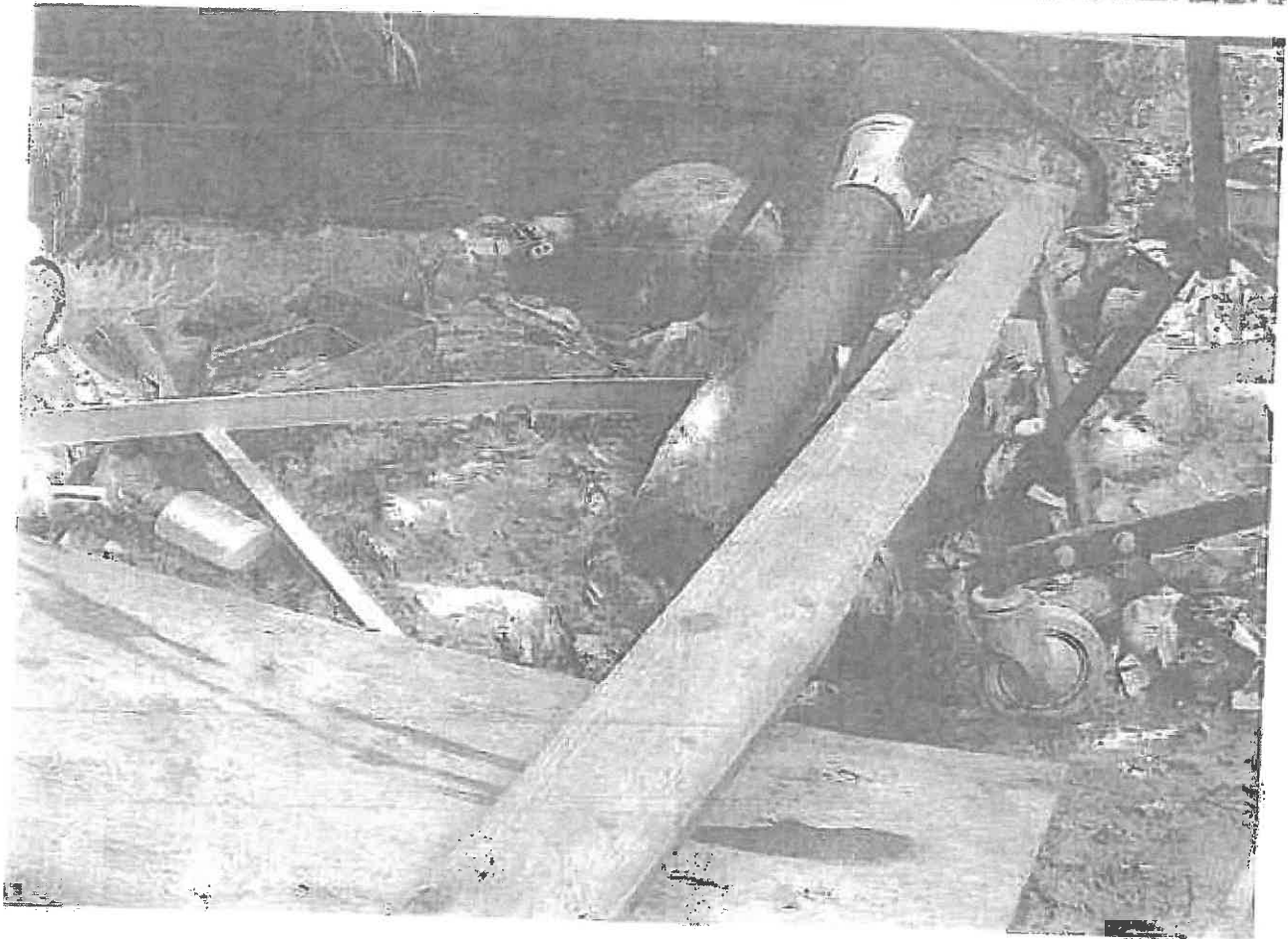


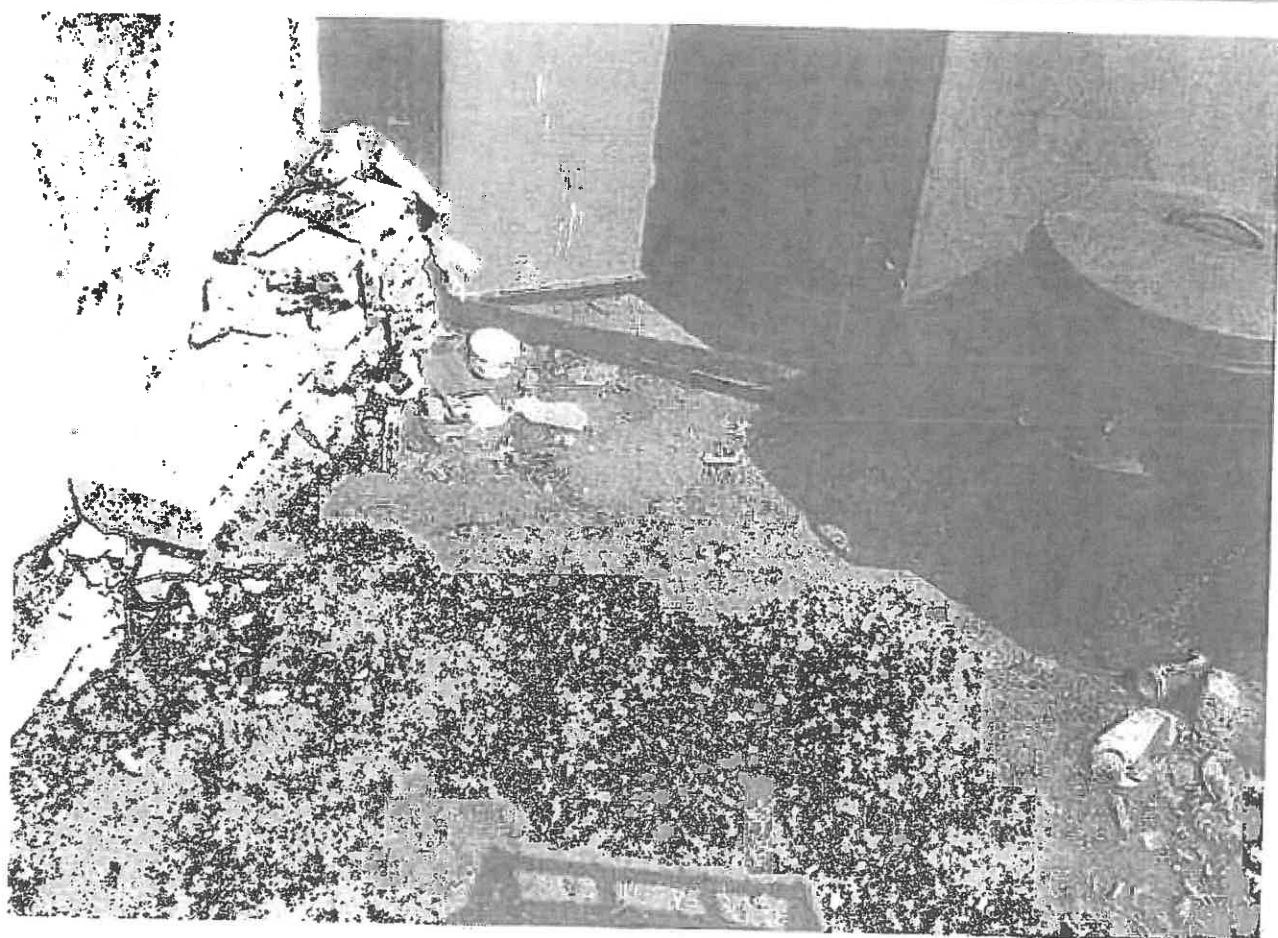
A member of the Severn Trent Group

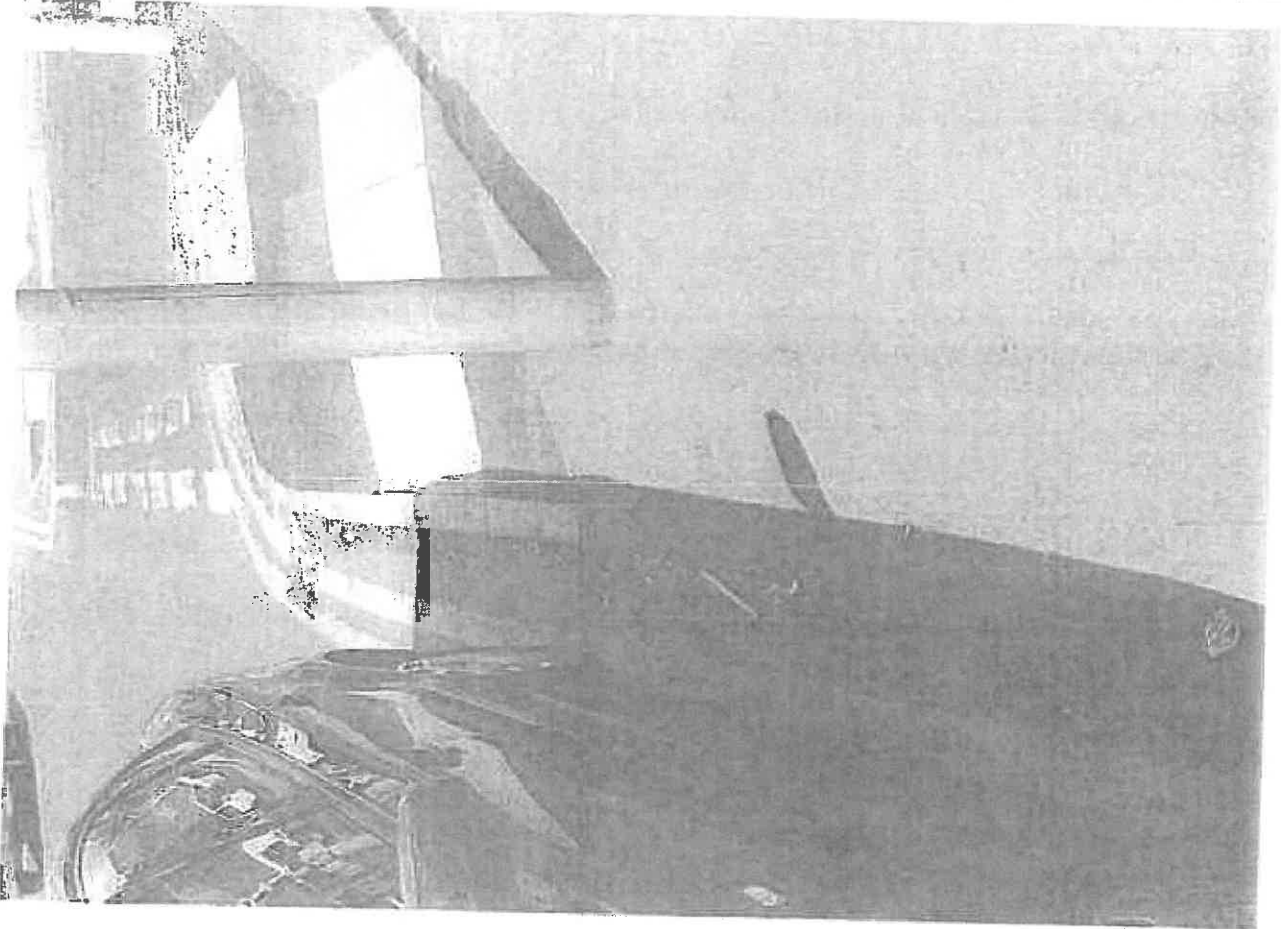


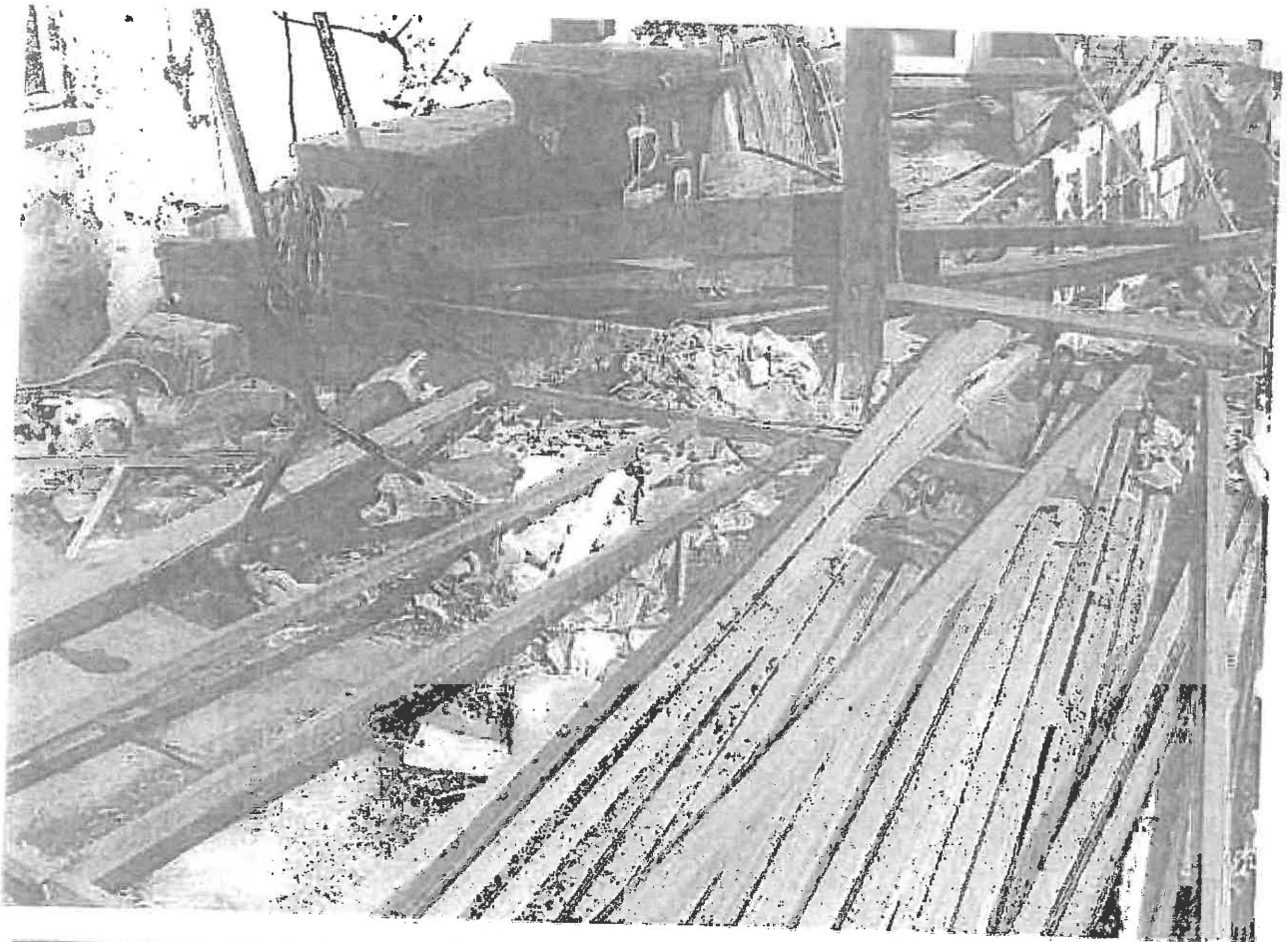
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Registered Office 2297 Coventry Road Birmingham B26 3PU

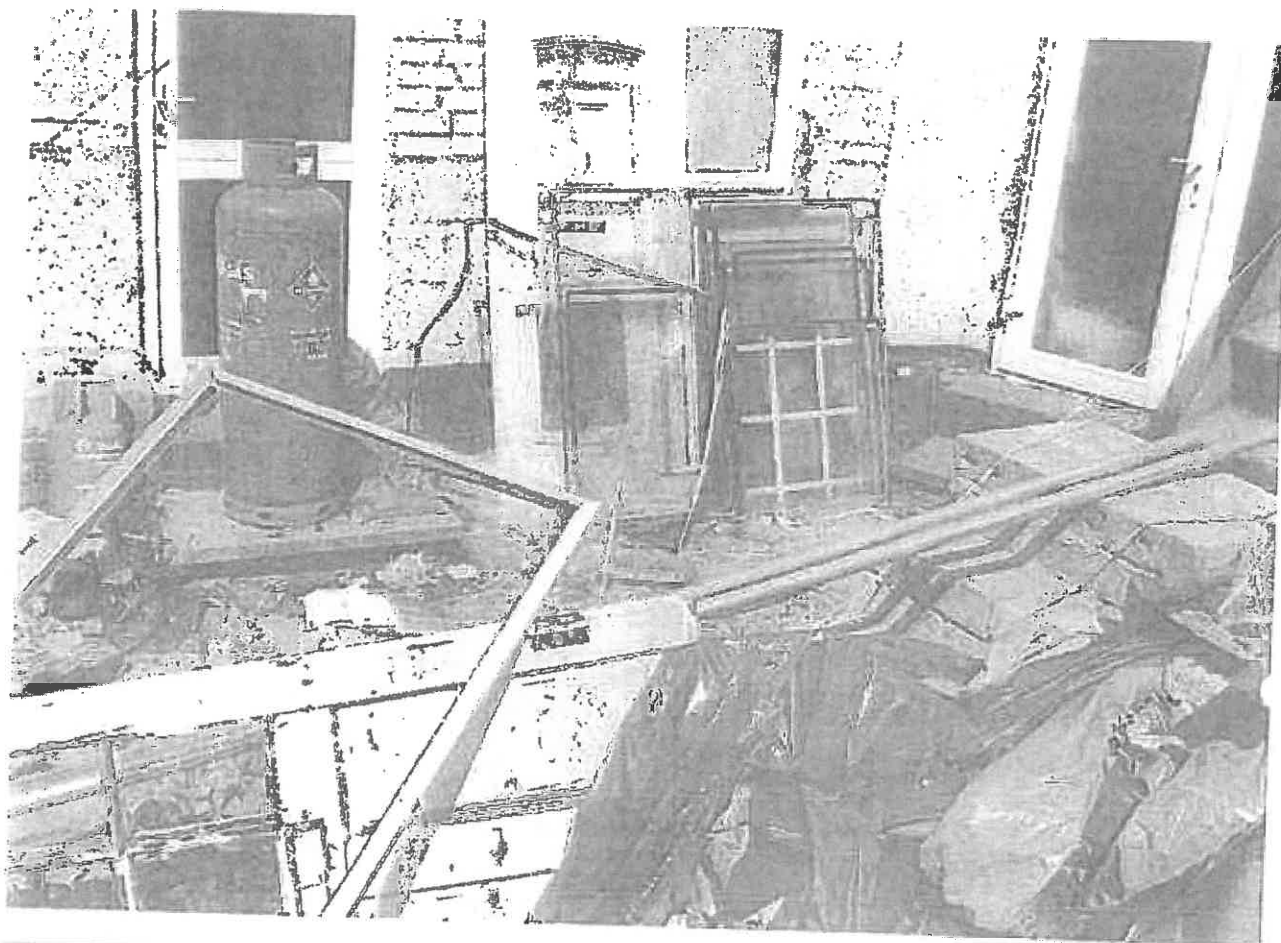
APP 15

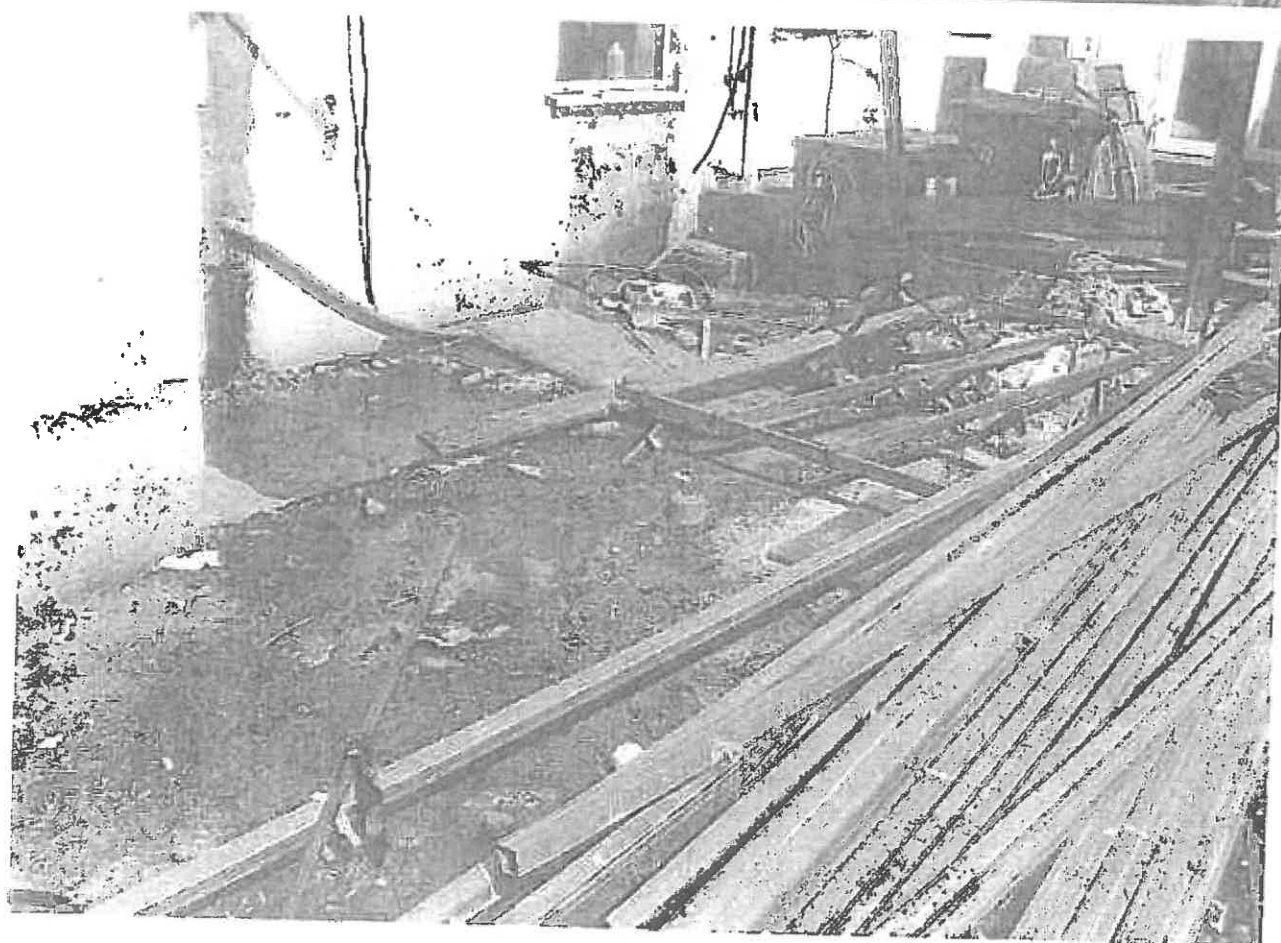
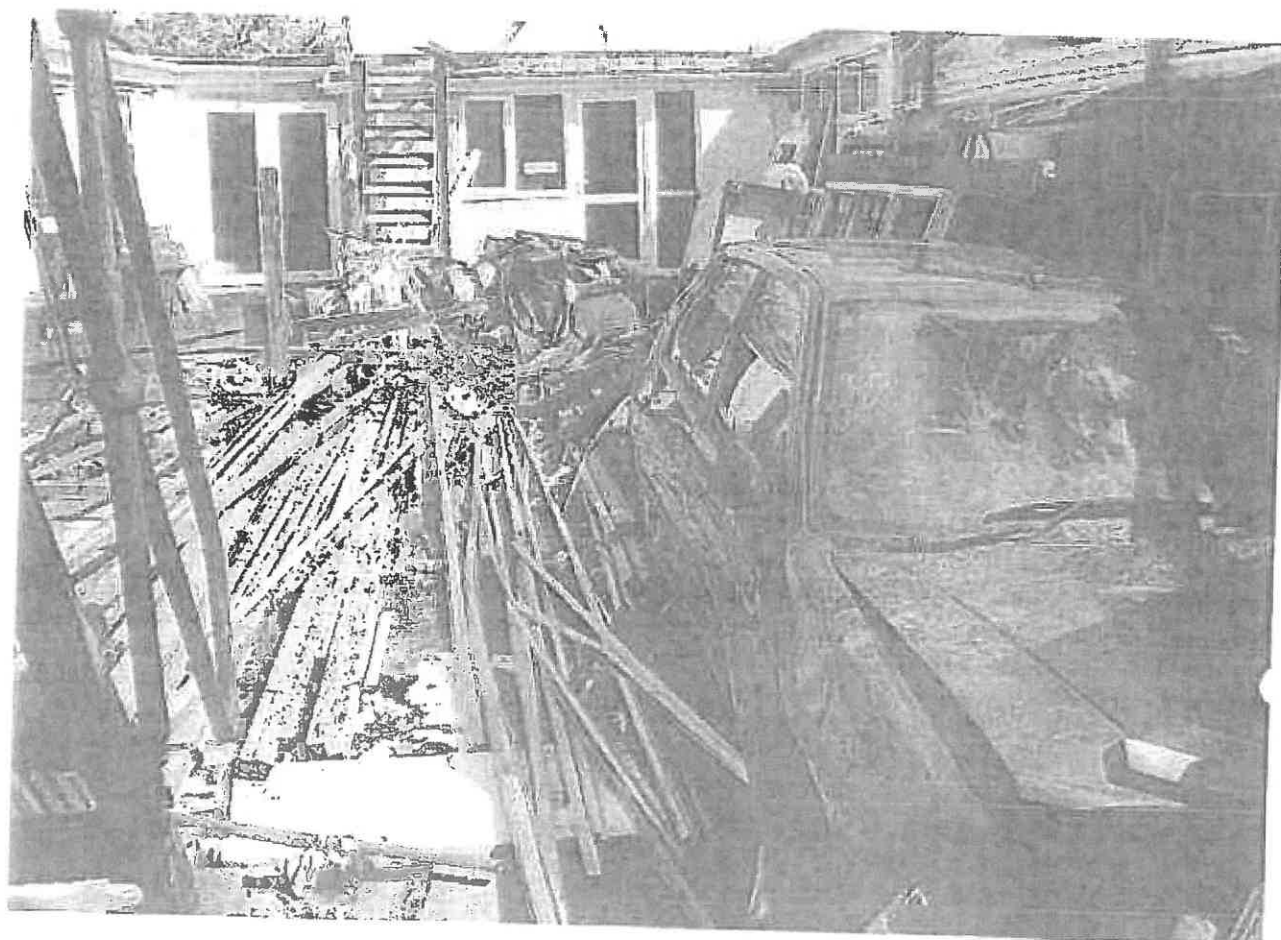


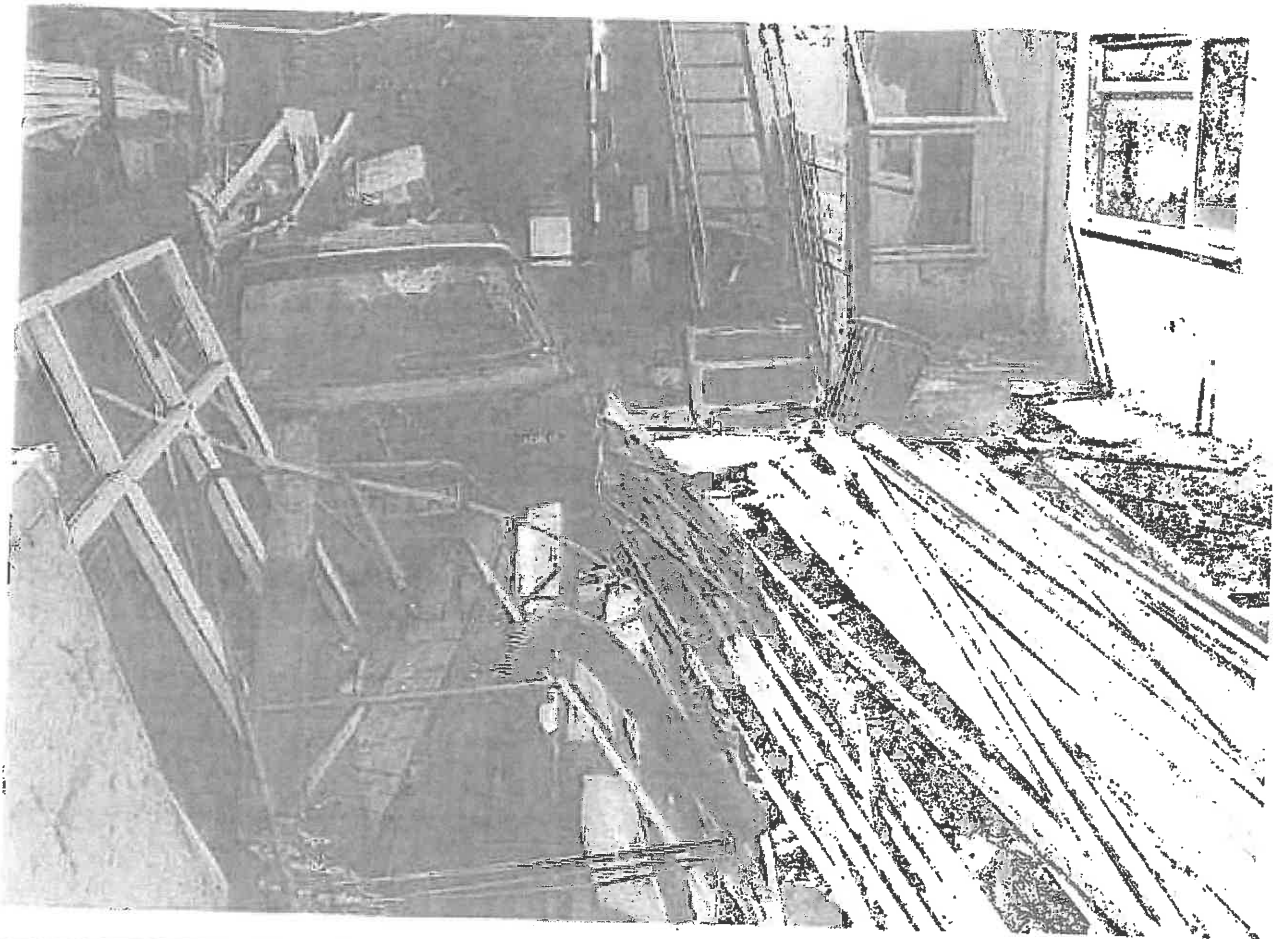


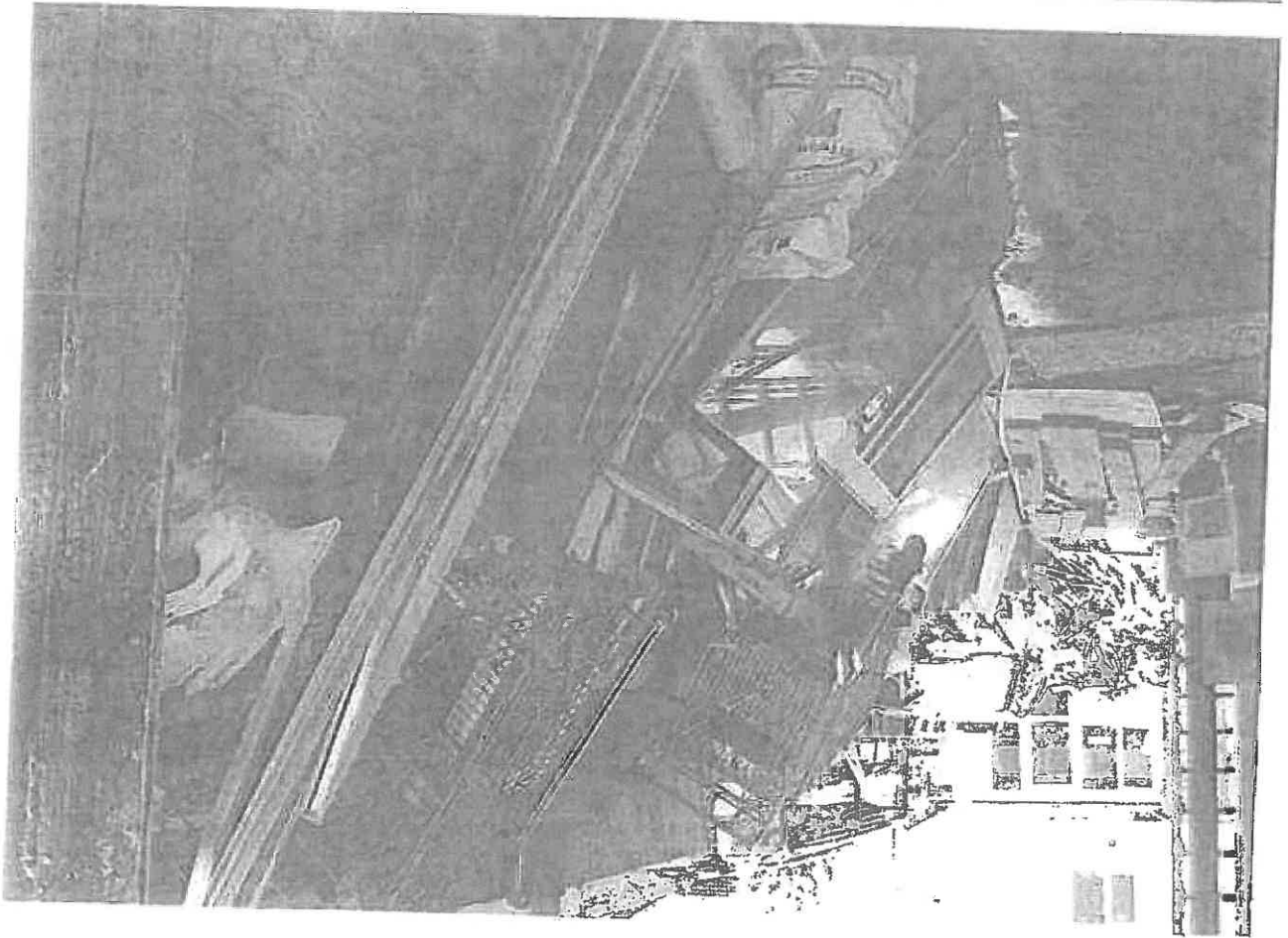
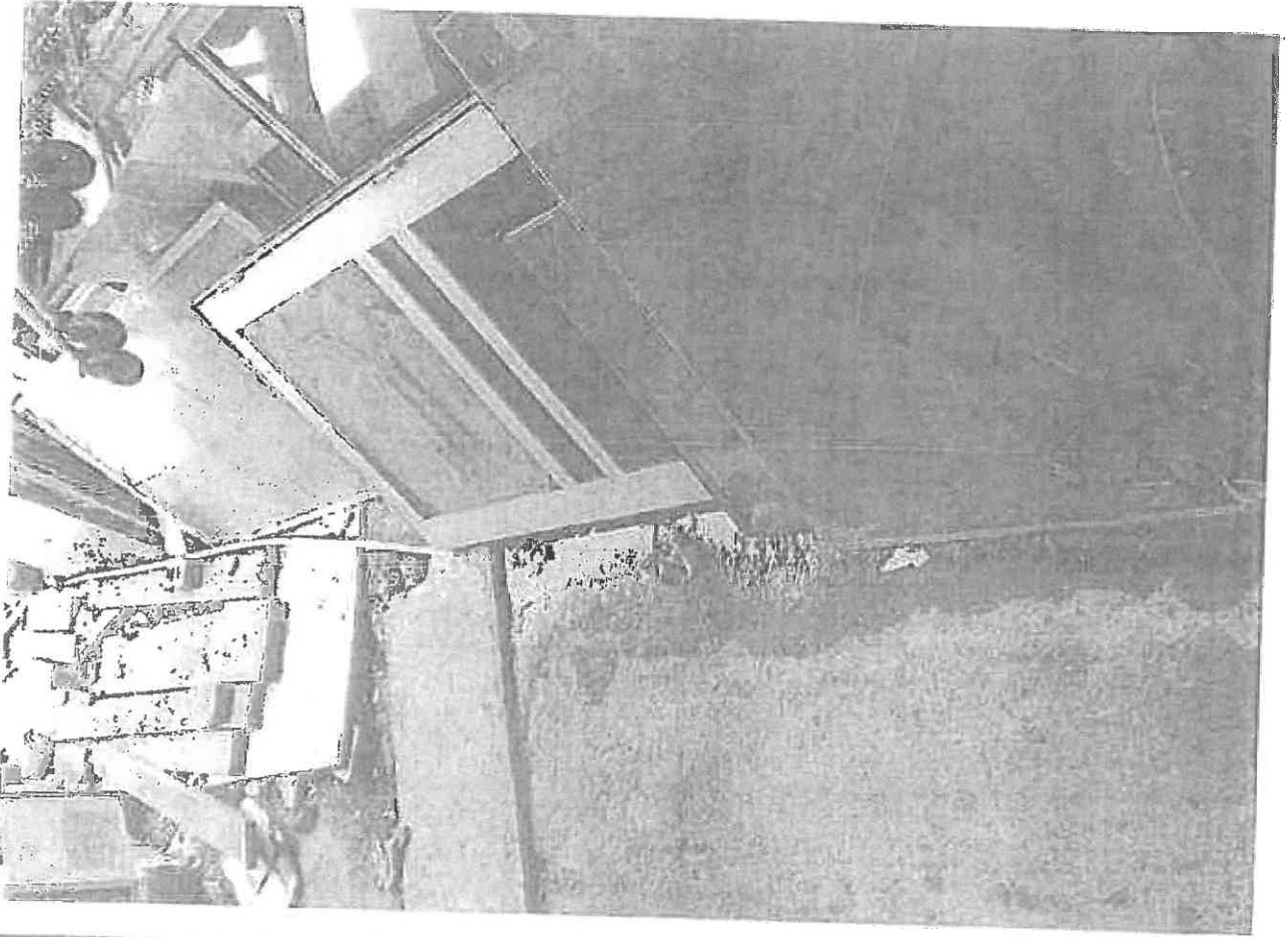


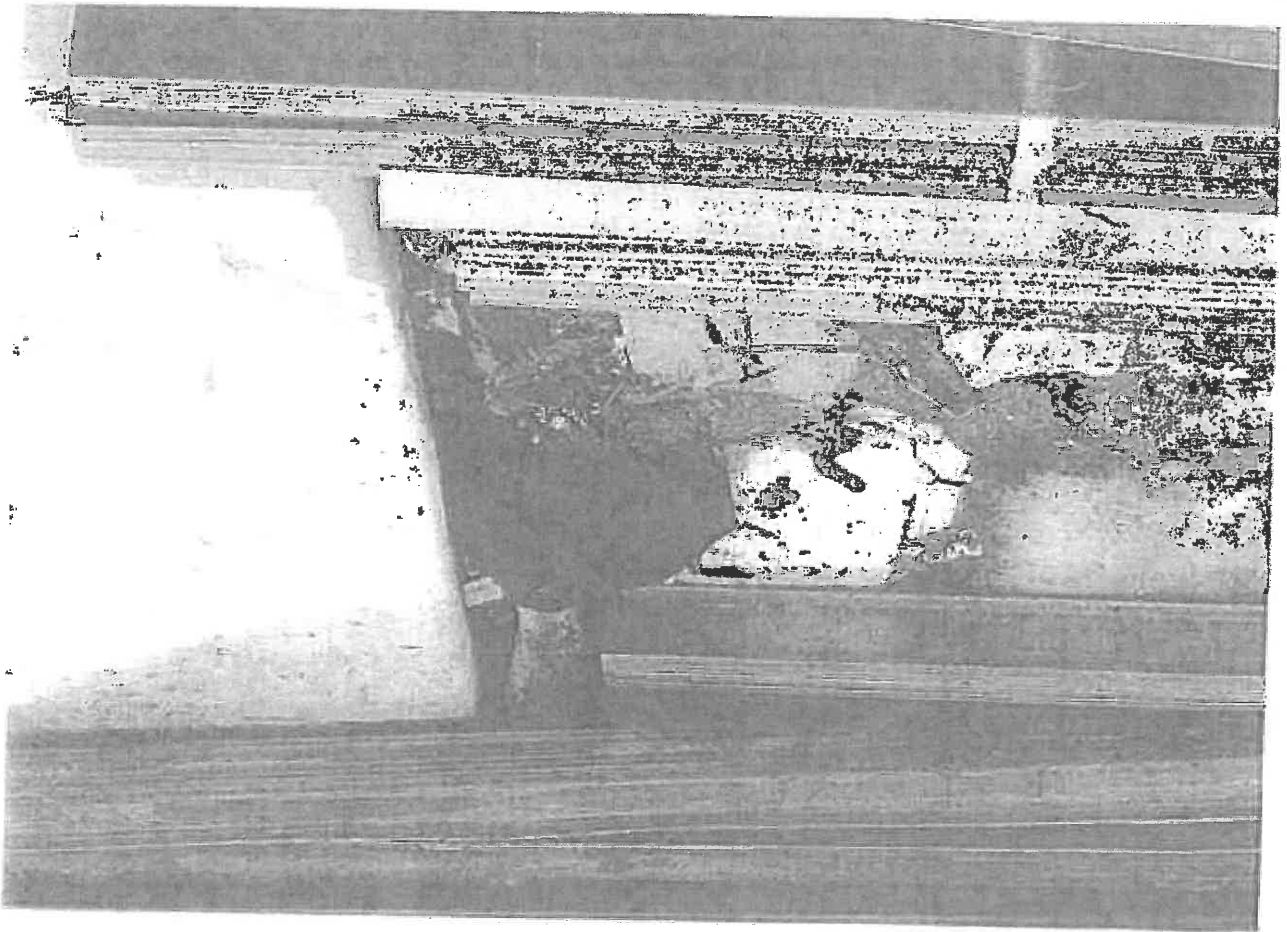
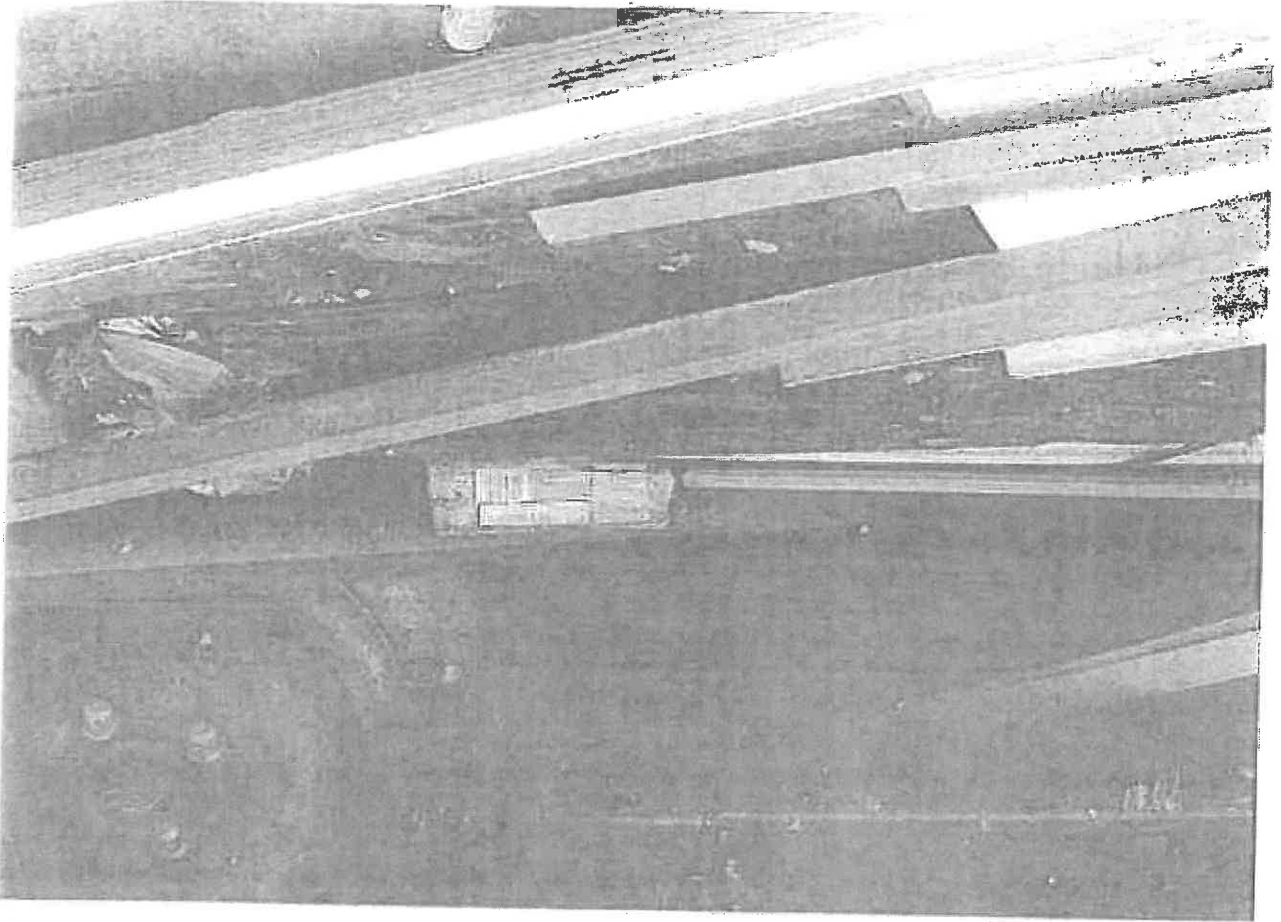


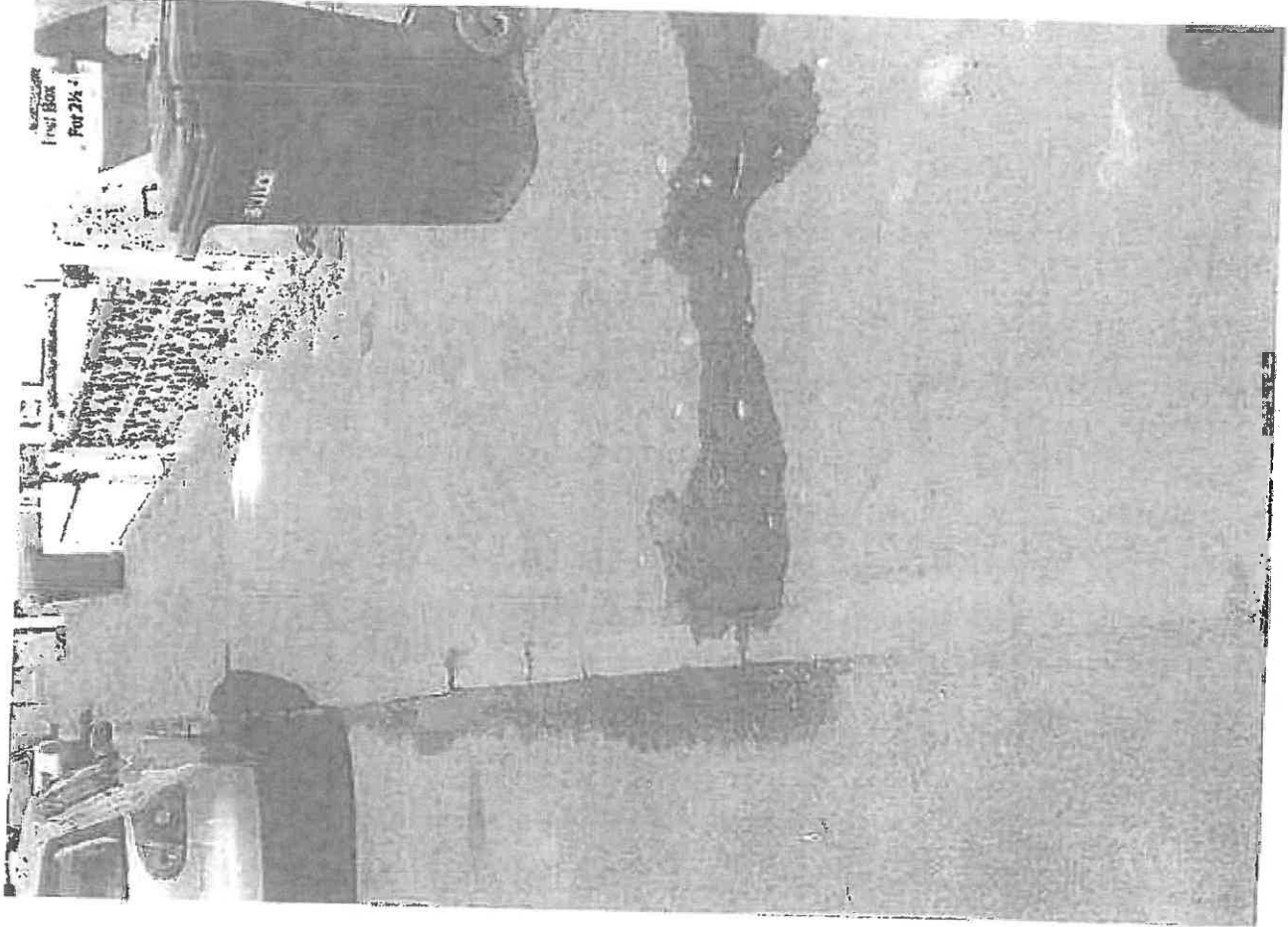
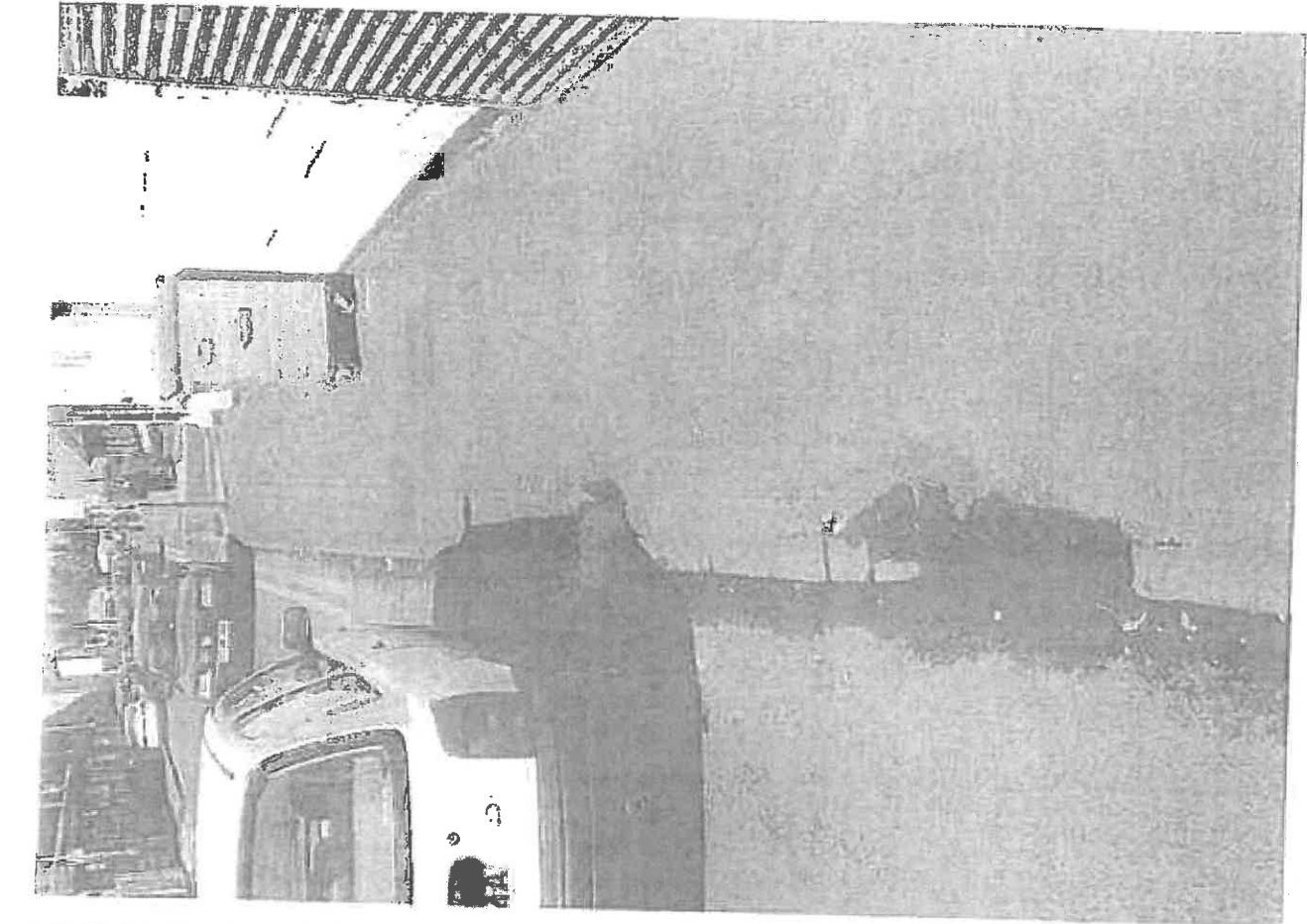


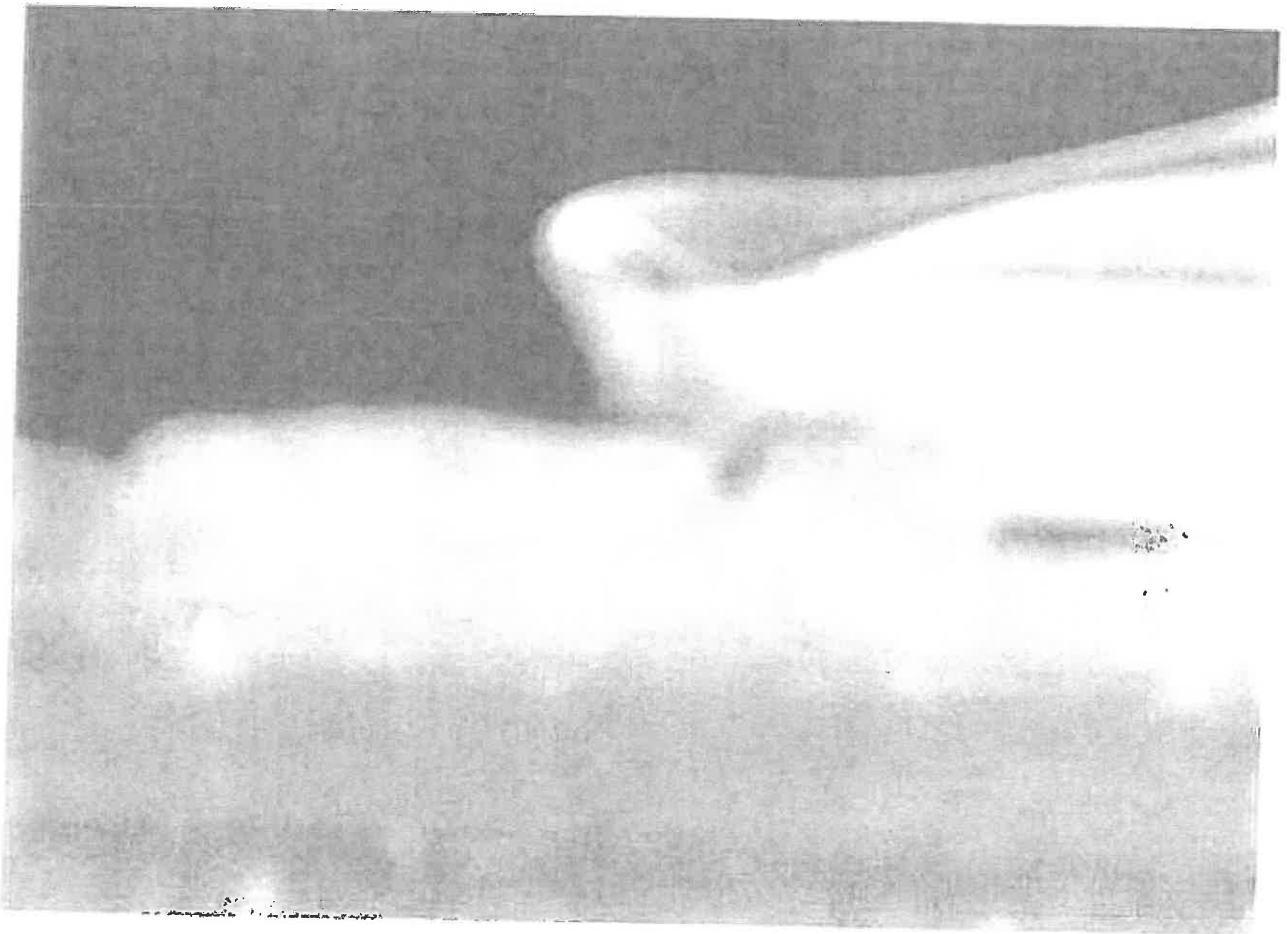
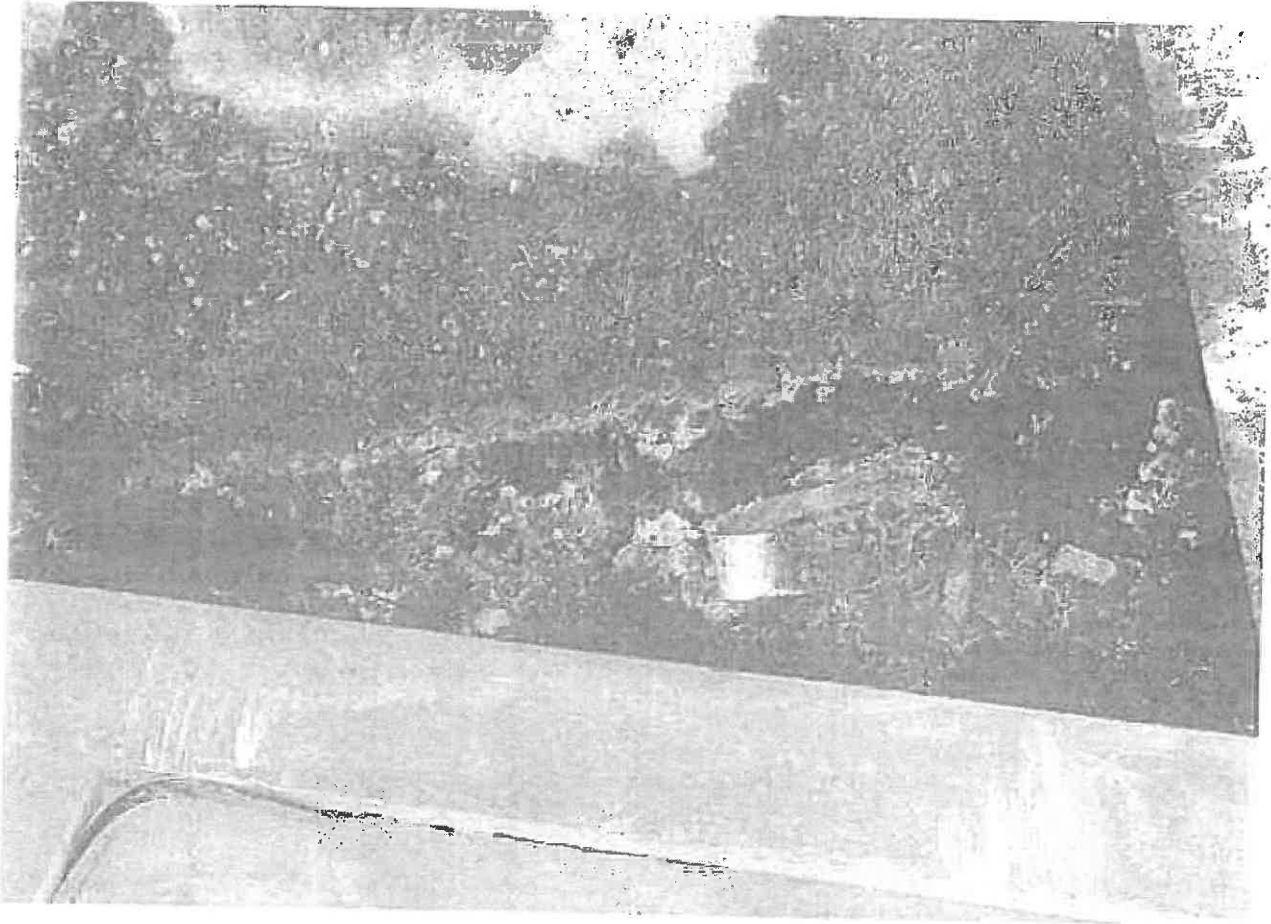


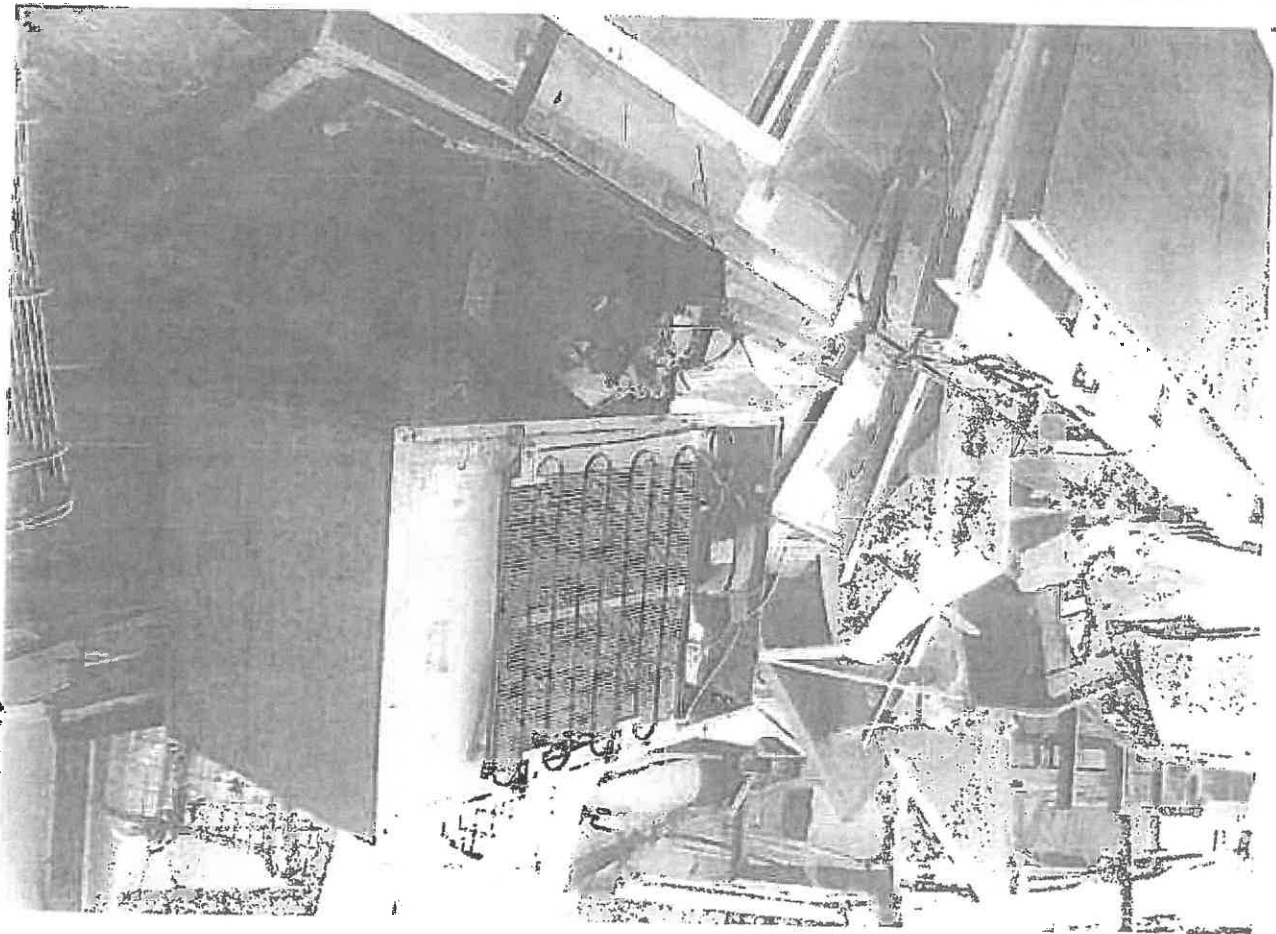
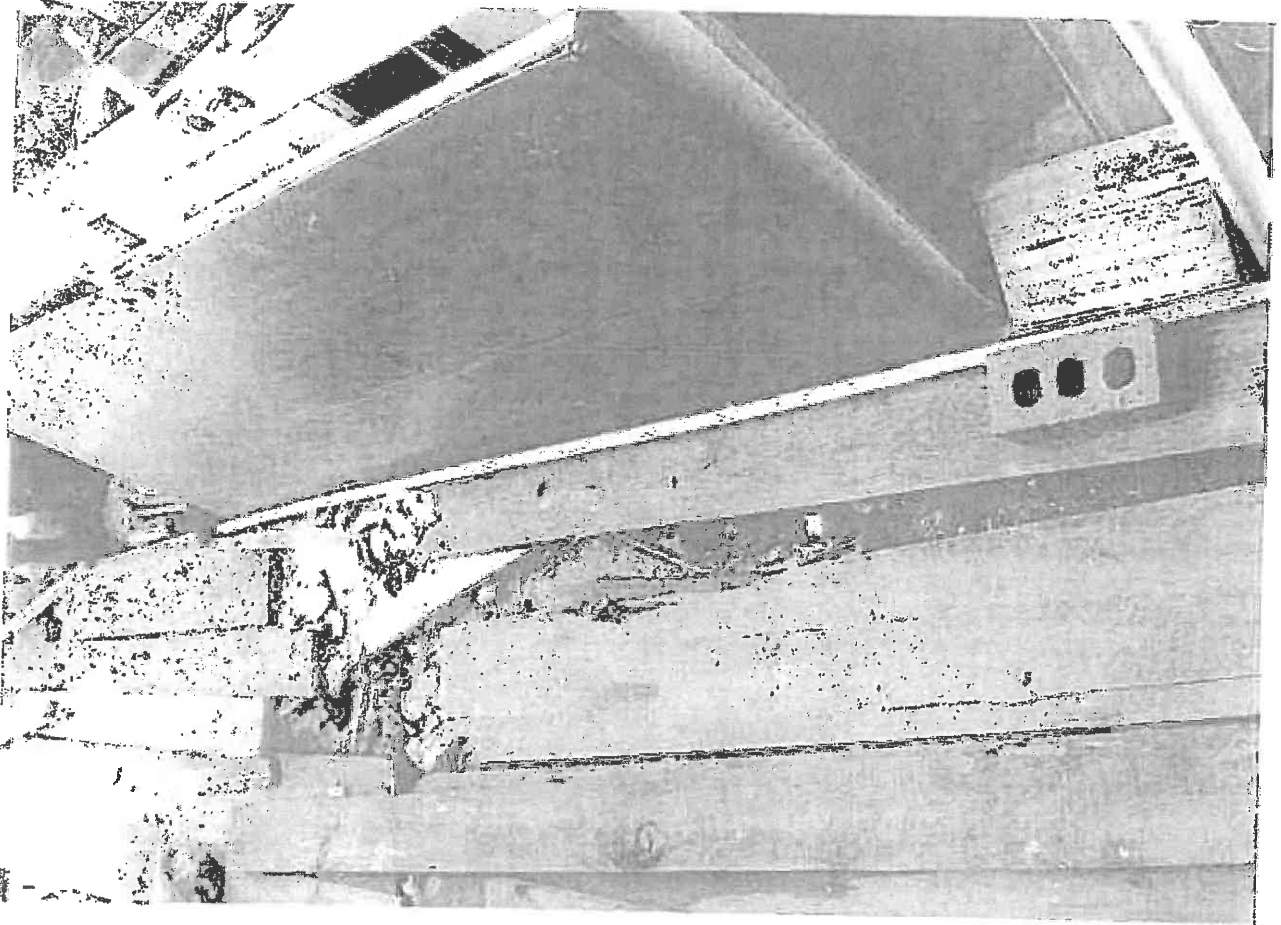












Josphou Singh Sachan

2.5 Acres &

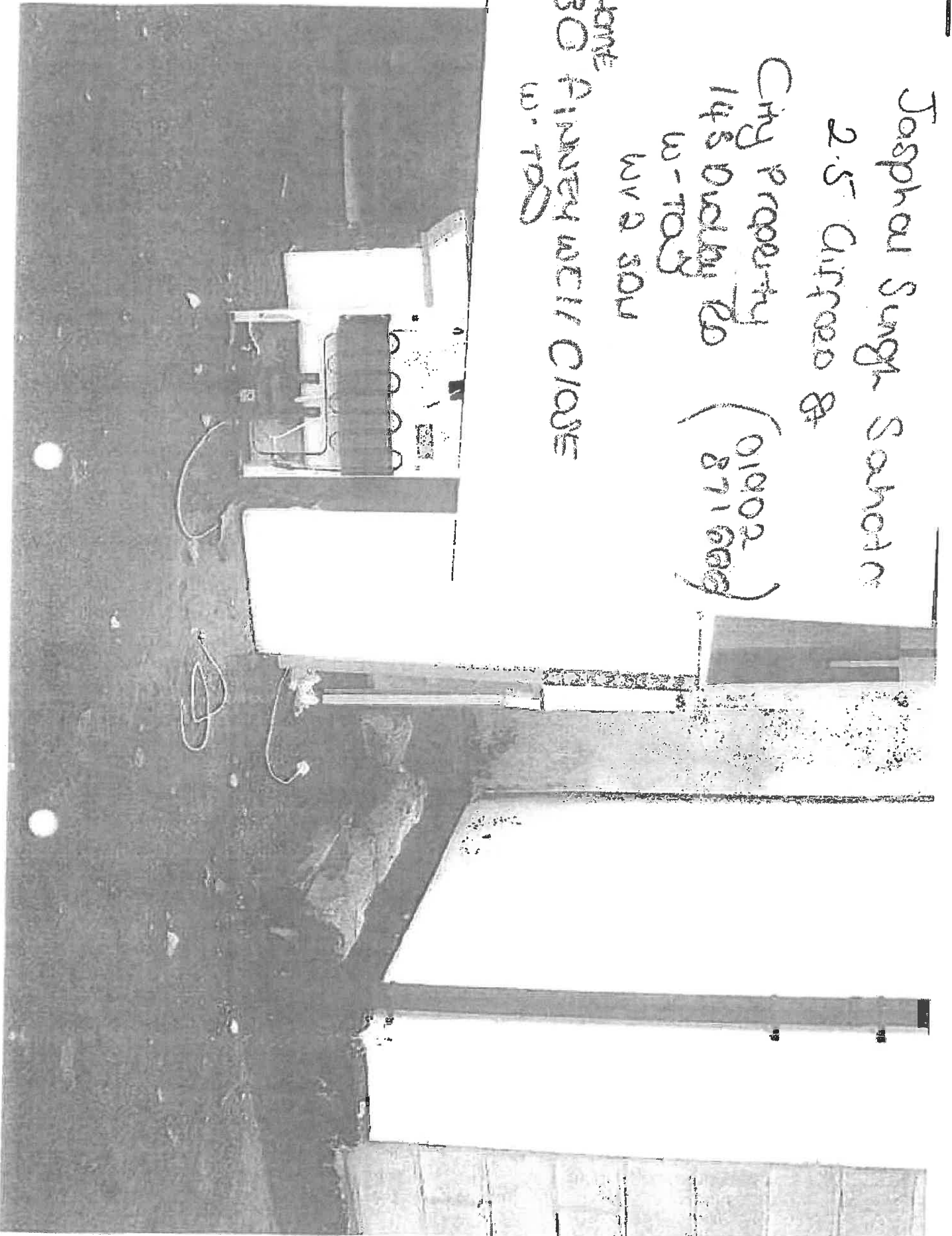
City Property

14's Duality Rd (01902-871669)

W-703

WVA 304

HOME
30 FINNEY W/CH/ CLOS
W-703





Fly Tipping Case Notes - Reference : FLY001941

FLY001941
 Our Ref 001941
 Case Officer £1,000

Closed : 24 May 2005 NO Prosecution(s) Logged
 Tipper Lorry Load 03/05/2005 at Clifford Street (Commercial/Industrial) - Other - Commercial
 £1,000.00
 John Eccleston

Main Note

C16933
 Fly-tipping in alleyway @ rear of 2 & 2A Clifford Street. Complaint from
 Severn Trent - burst pipe @ rear of these premises, can not access for
 this fly-tipping...

Offender/Action(s)

03/05/2005 Unknown Investigation

Complaint Details

Mass Ward
 Severn Trent
 4 The Village Mews
 Regis Road
 Wolverhampton
 WV6 8RU

Audit Log

03/05/2005 Officer changed by Lisa Pardee from Lisa Pardee (9:03AM)
 03/05/2005 Officer changed by Geoff Alford from Geoff Alford (9:35AM)
 24/05/2005 Case Closed by John Eccleston (10:12AM)
 Case Logged : 03/05/2005 by Lisa Pardee
 Last Modified : 24/05/2005 by John Eccleston

Tel Day : 782845 Tel Other : 783721

APP 16

Richard Long
01902 555705
01902 555704
Richard.long@wolverhampton.gov.uk

Mr Jaspal Singh
30 Finney Well Close
Bilston
WV14 9NX

NR/RAL

Date 3/5/2007

Dear Mr Singh,

Re – Flats at Two and a Half Clifford Street, Wolverhampton

Further to our previous communication, I note that the above properties remain empty.

Please confirm in writing the progress made to date and timescales to bring the properties back into use.

Should you require any further advice regarding the properties, do not hesitate to contact me.

I would appreciate a reply within 21 days at which point, the Council will consider action based on the file and the new information provided.

I look forward to hearing from you.

Yours sincerely,

Richard Long – Empty Properties Officer

APP 17

Richard Long
01902 555705
01902 555704
Richard.long@wolverhampton.gov.uk

Mr J Singh
30 Finney Well Close
Bilston
WV14 9NX

NR/RAL

Date 13/3/2008

Important – This communication affects your property

Dear Mr Singh,

Re – Flats at Two and a Half Clifford Street, Whitmore Reans, Wolverhampton

I have received no reply to my letter dated 3/5/2007.

The condition of the property has been a concern to local residents for a number of years and could be considered detrimental to the amenity of the area.

Please advise me of your intentions regarding the above property **urgently**.

I have enclosed a questionnaire and SAE in order to ascertain the circumstances surrounding the property. Alternatively, do not hesitate to contact me on 01902 555705.

Yours sincerely,

Richard Long – Empty Properties Officer

Richard Long
01902 555705
01902 555704
Richard.long@wolverhampton.gov.uk

Mr J S Sahota
City Property
143 Dudley Road
Wolverhampton
WV2 3DH

NR/RAL

Date 13/3/2008

Important – This communication affects your property

Dear Mr Singh,

Re – Flats at Two and a Half Clifford Street, Whitmore Reans, Wolverhampton

I have received no reply to my letter dated 3/5/2007.

The condition of the property has been a concern to local residents for a number of years and could be considered detrimental to the amenity of the area.

Please advise me of your intentions regarding the above property **urgently**.

I have enclosed a questionnaire and SAE in order to ascertain the circumstances surrounding the property. Alternatively, do not hesitate to contact me on 01902 555705.

Yours sincerely,

Richard Long – Empty Properties Officer

APP 18

27-5081

TELEPHONE MESSAGE

From:

To:

About:

John
Mr Singh from City
Property

871666

He says Clifford St rubbish
is being moved today/tomorrow
9-25 Am.

Please ring back

Telephone Number

They will ring back

They are going to write

Date/Initials:

APP 9

Please Ask For Richard Long
Direct Line 01902 555705
Facsimile 01902 554810
E-mail Richard.long@wolverhampton.gov.uk



Mr J S Sahota
City Property
143 Dudley Road
Wolverhampton
WV2 3DH

Kerry Bolister
Chief Officer

Neighbourhood Renewal

Civic Centre, St Peters Square,
Wolverhampton, WV1 1RP

Main Switchboard (01902) 556556
Website www.wolverhampton.gov.uk

Your Ref:

My Ref: RL/SS

20 October 2010

Dear Mr Sahota

**UNOCCUPIED PROPERTY: FLAT B, TWO AND A HALF CLIFFORD STREET,
WOLVERHAMPTON.
URGENT ACTION REQUIRED NOW
HOUSING ACT 2004**

The above property has been empty for a significant period and it continues to attract complaints regarding the condition of the house and gardens. It is unacceptable to the Council for the property to remain empty indefinitely.

If finance to bring the property up to a suitable standard is an issue, disposal by auction may be the most suitable method of bringing the property into use. The Council may be able to consider covering your reasonable costs should you wish to discuss this matter further.

If you do not wish to consider the above, and in the absence of any alternative proposals for bringing the property back into use, I require access to the property for the purposes of survey and assessment. Please arrange an appointment for access to be gained to the property by contacting me in the next 14 days.

If you do not make voluntary arrangements for access, Powers of Entry contained in Part 7 Section 239 of the Housing Act 2004 may be used in connection with the duties and powers contained in Part 4 of the Act with respect to empty dwellings.

Should you require any further information, do not hesitate to contact me.

Yours sincerely

Richard Long – Neighbourhood Sustainment Officer

Enc. EP Questionnaire

*This service is part of Regeneration & Environment
Steve Boyes, Director*

EMPTY PROPERTY QUESTIONNAIRE

FLAT B, TWO AND A HALF CLIFFORD STREET, WOLVERHAMPTON.

Please complete this questionnaire and provide as much information as possible.

Please return the completed form and any additional information in the envelope provided.

WHY IS THE PROPERTY EMPTY?

Please give as much information as you can about the circumstances below.

- ❖ If the property is being renovated, please provide a brief schedule of works and approximate dates for the completion of each stage. This should include the date you expect the property to be occupied.
- ❖ If you require further information on private sector leasing, please provide details of the property; type; condition and number of bedrooms. The appropriate agent will contact you by your preferred contact method.
- ❖ If you are actively marketing the property please provide contact details for the agent.
- ❖ If there are other reasons for the property being unoccupied, please briefly explain and indicate when these issues may be resolved.

Please continue on a separate sheet if required.

Continues Over

Preferred Contact Details

Name –

Address –

Telephone –

Email -

Thank you for completing this questionnaire. Please return in the envelope provided or alternatively –

Email – empty.properties@wolverhampton.gov.uk

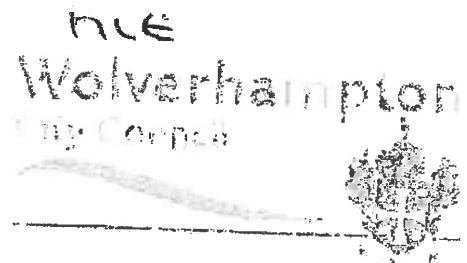
Fax – 01902 554810

Thank you very much for your co-operation.

Ref – Pre Notice to enter

APP 20

Please Ask For Richard Long
Direct Line 01902 555705
Facsimile 01902 554810
E-mail richard.long@wolverhampton.gov.uk



Mr J S Sahota
City Property
143 Dudley Road
Wolverhampton
WV2 3DH

Kerry Bolister
Chief Officer Regeneration & Neighbourhoods Services
Civic Centre
St Peters Square
Wolverhampton
WV1 1RP

Main Switchboard (01902) 556556
Website www.wolverhampton.gov.uk

DV 8781 8637 5GB

Your Ref:

My Ref: NTE/Flat A - 2.5 Clifford St

16 November 2010

Dear Mr Sahota

RE: FLAT A, TWO AND A HALF CLIFFORD STREET, WOLVERHAMPTON
URGENT ACTION REQUIRED - HOUSING ACT 2004

I have received no reply to my letter of 20 October 2010 (copy enclosed).

I therefore enclose a Notice to enter the above property under Section 239 of the Housing Act 2004.

If you do not make arrangements for access at the date and time specified on the Notice, Section 240 enables a District Judge to issue a Warrant authorising entry to the premises for the purposes of an Inspection under Section 4.

An Inspection to determine whether any functions under Parts 1 to 4 of Part 7 of the Act (Powers of Entry contained in Part 7, Section 240 of the Housing Act 2004) may be used in connection with the duties and powers contained in Part 4 of the Act with respect to empty dwellings.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Richard Long
Neighbourhood Sustainment Officer
Regeneration & Neighbourhoods Services

Enc. Copy letter dated 20.10.10
Notice

2x post & return

**HOUSING ACT 2004
Section 239**



Notice of intention to enter premises for the purpose of carrying out a survey or examination

To: Mr J S Sahota

Of: City Property, 143 Dudley Road, Wolverhampton

You are the owner of the premises known as:

Flat A, Two and a Half Clifford Street, Wolverhampton

Under Section 239 of the Housing Act 2004, I Richard Long being a person authorised in writing by Wolverhampton City Council, intend on 15.12.10 at 10.00am

To enter the above premises for the purpose of further survey and examination.

Date: 16 November 2011

Signed:

**Designation: Neighbourhood Sustainment Officer
The Officer appointed for this purpose**

Please address any communication to:-

Private Sector Housing Team, 2nd Floor, Civic Centre, St Peters Square, Wolverhampton, WV1 1RP

Officers: Richard Long and other appropriate officers

NOTES:

Statutory references are to the Housing Act 2004

Period of Notice

Under Section 239 (5) at least 24 hours notice of intention must be given to the occupier of the premises.

Production of authorisation

Under Section 239 (9) (10) the person authorised to enter the premises must produce his written authorisation from the Council if the occupier, or someone acting on his behalf, should so request.

Penalty

Under Section 241 it is an offence, punishable in the magistrates' court by a fine not exceeding level 4 on the standard scale, to obstruct a person authorised to enter the premises carrying out anything he is authorised to do.

**Ref: RL/Flat A, Two and a Half Clifford Street
Notice of Entry**

2X SITE 4 ROAD

Wolverhampton
City Council

**HOUSING ACT 2004
Section 239**



Notice of intention to enter premises for the purpose of carrying out a survey or examination

To: The Owner

Of: Flat A, Two and a Half Clifford Street, Wolverhampton

You are the owner of the premises known as:

Flat A, Two and a Half Clifford Street, Wolverhampton

Under Section 239 of the Housing Act 2004, I Richard Long being a person authorised in writing by Wolverhampton City Council, intend on 15.12.10 at 10.00am

To enter the above premises for the purpose of further survey and examination.

Date: 16 November 2011

Signed:

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The Officer appointed for this purpose

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Production of authorisation

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Penalty

Under Section 241 it is an offence, punishable in the magistrates' court by a fine not exceeding level 4 on the standard scale, to obstruct a person authorised to enter the premises carrying out anything he is authorised to do.

Ref: RL/Flat A, Two and a Half Clifford Street
Notice of Entry

Please Ask For Richard Long
Direct Line 01902 555705
Facsimile 01902 554810
E-mail richard.long@wolverhampton.gov.uk



Mr J S Sahota
City Property
143 Dudley Road
Wolverhampton
WV2 3DH

Kerry Bolister
Chief Officer Regeneration & Neighbourhoods Services
Civic Centre
St Peters Square
Wolverhampton
WV1 1RP

Main Switchboard (01902) 556556
Website www.wolverhampton.gov.uk

REC DEL

DV 8781 8631 SGB
(Same as flat A)

Your Ref:

My Ref: NTE/Flat B - 2.5 Clifford St

16 November 2010

Dear Mr Sahota

RE: FLAT B, TWO AND A HALF CLIFFORD STREET, WOLVERHAMPTON
URGENT ACTION REQUIRED - HOUSING ACT 2004

I have received no reply to my letter of 20 October 2010 (copy enclosed).

I therefore enclose a Notice to enter the above property under Section 239 of the Housing Act 2004.

If you do not make arrangements for access at the date and time specified on the Notice, Section 240 enables a District Judge to issue a Warrant authorising entry to the premises for the purposes of an inspection under Section 4.

An inspection to determine whether any functions under Parts 1 to 4 of Part 7 of the Act (Powers of Entry contained in Part 7, Section 240 of the Housing Act 2004) may be used in connection with the duties and powers contained in Part 4 of the Act with respect to empty dwellings.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Richard Long
Neighbourhood Sustainment Officer
Regeneration & Neighbourhoods Services

Enc. Copy letter dated 20.10.10
Notice

2X SITE & HAND

**HOUSING ACT 2004
Section 239**

**Wolverhampton
City Council**



Notice of intention to enter premises for the purpose of carrying out a survey or examination

To: The Owner

Of: Flat B, Two and Half Clifford Street, Wolverhampton

You are the owner of the premises known as:

Flat B, Two and a Half Clifford Street, Wolverhampton

Under Section 239 of the Housing Act 2004, I Richard Long being a person authorised in writing by Wolverhampton City Council, intend on 15.12.10 at 10.30am

To enter the above premises for the purpose of further survey and examination.

Date: 16 November 2011

Signed:

**Designation: Neighbourhood Sustainment Officer
The Officer appointed for this purpose**

Please address any communication to:-

Private Sector Housing Team, 2nd Floor, Civic Centre, St Peters Square, Wolverhampton, WV1 1RP

Officers: Richard Long and other appropriate officers

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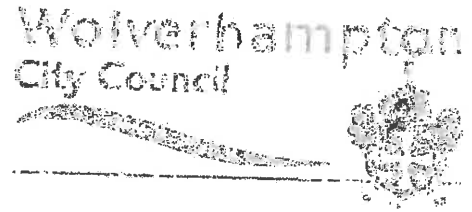
Penalty

Under Section 241 it is an offence, punishable in the magistrates' court by a fine not exceeding level 4 on the standard scale, to obstruct a person authorised to enter the premises carrying out anything he is authorised to do.

**Ref: RL/Flat B, Two and a Half Clifford Street
Notice of Entry**

2x PAS 1 & FEL

**HOUSING ACT 2004
Section 239**



Notice of intention to enter premises for the purpose of carrying out a survey or examination

To: Mr J S Sahota

Of: City Property, 143 Dudley Road, Wolverhampton

You are the owner of the premises known as:

Flat B, Two and a Half Clifford Street, Wolverhampton

Under Section 239 of the Housing Act 2004, I **Richard Long** being a person authorised in writing by Wolverhampton City Council, intend on **15.12.10 at 10.30am**

To enter the above premises for the purpose of further survey and examination.

Date: 16 November 2011

Signed:

**Designation: Neighbourhood Sustainment Officer
The Officer appointed for this purpose**

Please address any communication to:-

Private Sector Housing Team, 2nd Floor, Civic Centre, St Peters Square, Wolverhampton, WV1 1RP

Officers: Richard Long and other appropriate officers

NOTES:

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Penalty

Under Section 241 it is an offence, punishable in the magistrates' court by a fine not exceeding level 4 on the standard scale, to obstruct a person authorised to enter the premises carrying out anything he is authorised to do.

**Ref: RL/Flat B, Two and a Half Clifford Street
Notice of Entry**

Please Ask For Richard Long
Direct Line 01902 555705
Facsimile 01902 554810
E-mail Richard.long@wolverhampton.gov.uk



Mr J S Sahota
City Property
143 Dudley Road
Wolverhampton
WV2 3DH

Kerry Bollister
Chief Officer

Neighbourhood Renewal

Civic Centre, St Peters Square,
Wolverhampton, WV1 1RP

Main Switchboard (01902) 556556
Website www.wolverhampton.gov.uk

Your Ref:

My Ref: RL/SS

20 October 2010

Dear Mr Sahota

**UNOCCUPIED PROPERTY: FLAT A, TWO AND A HALF CLIFFORD STREET,
WOLVERHAMPTON,
URGENT ACTION REQUIRED NOW
HOUSING ACT 2004**

The above property has been empty for a significant period and it continues to attract complaints regarding the condition of the house and gardens. It is unacceptable to the Council for the property to remain empty indefinitely.

If finance to bring the property up to a suitable standard is an issue, disposal by auction may be the most suitable method of bringing the property into use. The Council may be able to consider covering your reasonable costs should you wish to discuss this matter further.

If you do not wish to consider the above, and in the absence of any alternative proposals for bringing the property back into use, I require access to the property for the purposes of survey and assessment. Please arrange an appointment for access to be gained to the property by contacting me in the next 14 days.

If you do not make voluntary arrangements for access, Powers of Entry contained in Part 7 Section 239 of the Housing Act 2004 may be used in connection with the duties and powers contained in Part 4 of the Act with respect to empty dwellings.

Should you require any further information, do not hesitate to contact me.

Yours sincerely

Richard Long – Neighbourhood Sustainment Officer

Enc. EP Questionnaire

*This service is part of Regeneration & Environment
Steve Boyes, Director*

EMPTY PROPERTY QUESTIONNAIRE

FLAT A, TWO AND A HALF CLIFFORD STREET, WOLVERHAMPTON.

Please complete this questionnaire and provide as much information as possible.

Please return the completed form and any additional information in the envelope provided.

WHY IS THE PROPERTY EMPTY?

Please give as much information as you can about the circumstances below.

- ❖ If the property is being renovated, please provide a brief schedule of works and approximate dates for the completion of each stage. This should include the date you expect the property to be occupied.
- ❖ If you require further information on private sector leasing, please provide details of the property; type; condition and number of bedrooms. The appropriate agent will contact you by your preferred contact method.
- ❖ If you are actively marketing the property please provide contact details for the agent.
- ❖ If there are other reasons for the property being unoccupied, please briefly explain and indicate when these issues may be resolved.

Please continue on a separate sheet if required.

Continues Over

Preferred Contact Details

Name –

Address –

Telephone –

Email –

Thank you for completing this questionnaire. Please return in the envelope provided or alternatively –

Email – empty.properties@wolverhampton.gov.uk

Fax – 01902 554810

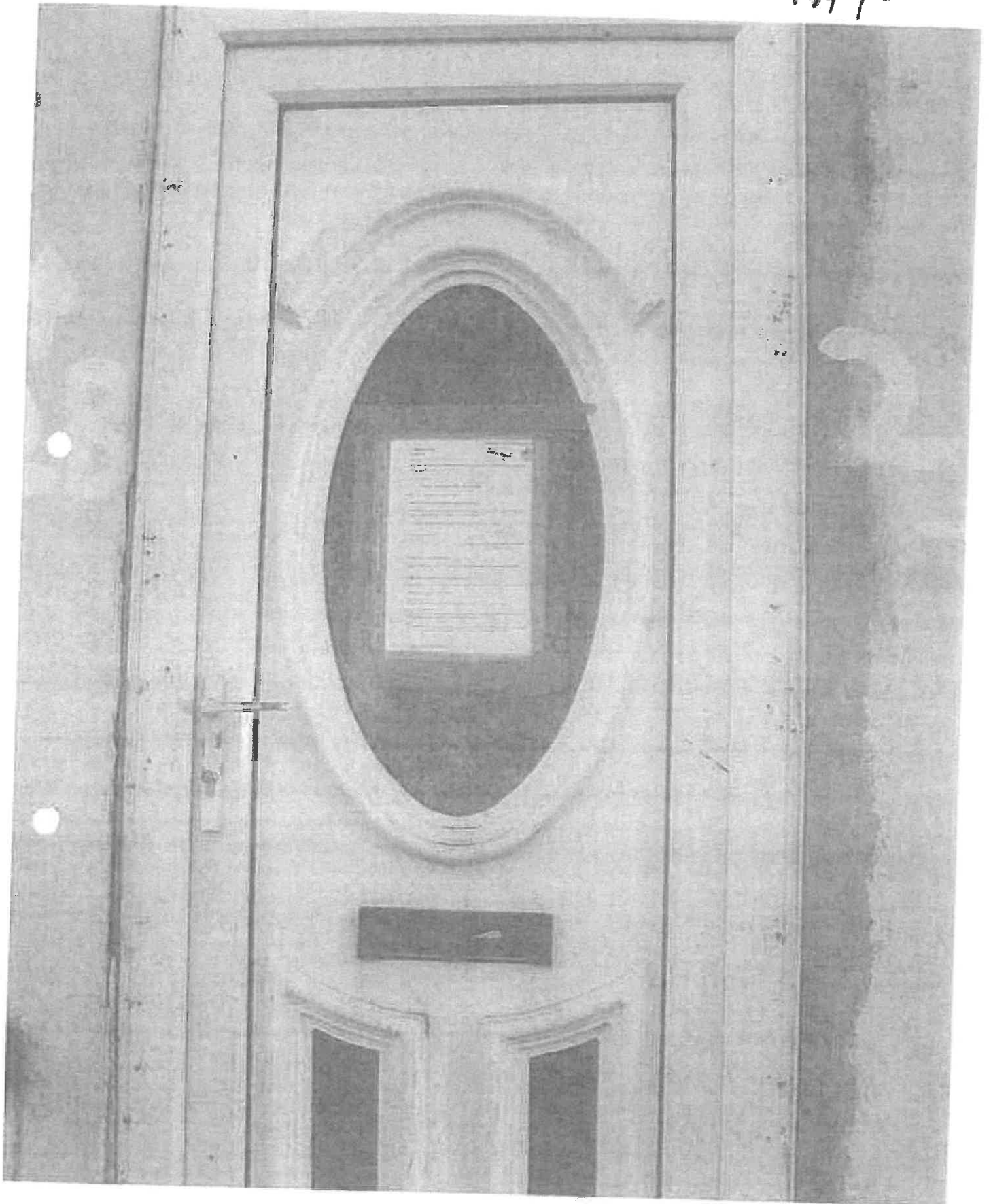
Thank you very much for your co-operation.

Ref – Pre Notice to enter

Flats

2A+2B Clifford St

27/11/10





APP 21

Richard Long

From: Richard Long
Sent: 16 December 2010 10:34
To: Ravi Phull
Subject: 2.5 Clifford Street

Ravi

Not sure why I'm sending you this, but I did enter flats A and B on the 15/12/10. It might be useful for info when you attend with Stuart Hitchcock.

Mr Sahota did not attend at the 10am time requested. However, he did phone and the inspections were carried out at around 12.10pm. The properties are being refurbished. However, the workmanship is poor and a number of defects remain both internally and to the external structure.

In my opinion the majority of the work will need to be carried out again meet the standard for PSL. I am concerned about both sound and thermal insulation between the flats. The properties are not deemed suitable for an EDMO or leasing due to the standard/ amount of work required.

Mr Sahota stated that he intends to complete the refurbishment and let the properties (Flats A and B 2.5 Clifford Street) by mid January. I agreed to contact him at the end of January 2011 for a further inspection.

Mr Sahota identified Flat A 2.5 Clifford St as downstairs with access from the public highway (and an entrance from the rear yard).

Flat B 2.5 Clifford Street as upstairs flat with access from the public highway.

Flat 2A 2.5 Clifford Street is identified as a flat over the entrance to the yard with access via a steel staircase (currently let).

Flat to the Rear of 2.5 Clifford Street was identified as over the offices at the rear of the yard.

Mr Sahota gave contact number as 07977 339821.

Richard Long
Private Sector Housing Team
Regeneration and Environment
Civic Centre
St Peters Square
Wolverhampton
WV1 1RP

01902 555705



WEST
WINDOWS LTD.
Tel: 01902-424525
Fax: 01902-421000

WEST
WINDOWS LTD.
100-102, THE BRIDGE
WINDSOR, BERKSHIRE
RG4 0AA
Tel: 01902-424525
Fax: 01902-421000

APP 22

Richard Long

From: Ravi Phull
Sent: 26 August 2011 10:14
To: Richard Long
Subject: 2 1/2 Clifford Street

Dear Richard

Please can you look into the above property for us, the property which is accessed from the street has been sectioned off into 2a and 2b (by the numbers being painted on the wall). Then there is the flat which forms a bridge over the entrance to the commercial glazing company, accessed by metal stairs from the rear yard (this has an Emergency Prohibition Order on it dated 11th August 2010. Then there is another flat above the commercial premises itself accessed by a door next to the offices. This flat is currently occupied by a single male, however, the Fire Service have served an Enforcement Notice with regards to inadequate fire separation from the commercial part to the residential above.

The flat that has our EPO on it, has now been empty since the date of the EPO and there does not seem to have been any attempts made to rectify the hazards so far.

Thank you for your help with this matter.

Ravi Phull
Senior Environmental Health Officer
Private Sector Housing Team
01902 552812

HP 23

IXPOST
IX REC

Please Ask For Richard Long
Direct Line 01902 555705
Facsimile 01902 558792
E-mail richard.long@wolverhampton.gov.uk



Mr Jaspal Singh
City Property
143 Dudley Road
Blakenhall
Wolverhampton WV2 3DH

AH 8388 8385 9GB

Nick Edwards
Assistant Director - Prosperity
Civic Centre
St Peters Square
Wolverhampton
WV1 1RP

Main Switchboard (01902) 556556
Website www.wolverhampton.gov.uk

Your Ref:

My Ref: NTE/2.5CliffordSt

Dear Mr Singh

1 September 2011

RE: FLATS AT 2 AND A HALF CLIFFORD STREET, WOLVERHAMPTON
URGENT ACTION REQUIRED - HOUSING ACT 2004

Despite numerous assurances, the four individual flats at the above premises remain either unoccupied or hazardous to the health of any occupier.

I therefore enclose a Notice to enter the above property under Section 239 of the Housing Act 2004.

If you do not make arrangements for access at the date and time specified on the Notice, Section 240 enables a District Judge to issue a Warrant authorising entry to the premises for the purposes of an Inspection under Section 4.

An Inspection to determine whether any functions under Parts 1 to 4 of Part 7 of the Act (Powers of Entry contained in Part 7, Section 240 of the Housing Act 2004) may be used in connection with the duties and powers contained in Part 4 of the Act with respect to empty dwellings.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Richard Long
Neighbourhood Sustainment Officer

Enc Notice

Please Ask For Richard Long
Direct Line 01902 555705
Facsimile 01902 558792
E-mail richard.long@wolverhampton.gov.uk

1 X POST
1 X REC



Mr Jaspal Singh
30 Finneywell Close
Sedgmore Park
Wolverhampton
WV14 9XN

Nick Edwards
Assistant Director - Prosperity
Civic Centre
St Peters Square
Wolverhampton
WV1 1RP

Main Switchboard (01902) 556556
Website www.wolverhampton.gov.uk

Your Ref:

My Ref: NTE/2.5CliffordSt

AH 6398 6508 208

Dear Mr Singh

1 September 2011

RE: FLATS AT 2 AND A HALF CLIFFORD STREET, WOLVERHAMPTON
URGENT ACTION REQUIRED - HOUSING ACT 2004

Despite numerous assurances, the four individual flats at the above premises remain either unoccupied or hazardous to the health of any occupier.

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Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Richard Long
Neighbourhood Sustainment Officer

Enc Notice

Please Ask For Richard Long
Direct Line 01902 555705
Facsimile 01902 558792
E-mail richard.long@wolverhampton.gov.uk

1 X POST
1 X REC



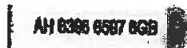
Mr Jaspai Singh
319 Dudley Road
Blakenhall
Wolverhampton
WV2 3JY

Nick Edwards
Assistant Director - Prosperity
Civic Centre
St Peters Square
Wolverhampton
WV1 1RP

Main Switchboard (01902) 556556
Website www.wolverhampton.gov.uk

Your Ref:

My Ref: NTE/2.5CliffordSt



1 September 2011

Dear Mr Singh

RE: FLATS AT 2 AND A HALF CLIFFORD STREET, WOLVERHAMPTON
URGENT ACTION REQUIRED - HOUSING ACT 2004

Despite numerous assurances, the four individual flats at the above premises remain either unoccupied or hazardous to the health of any occupier.

I therefore enclose a Notice to enter the above property under Section 239 of the Housing Act 2004.

If you do not make arrangements for access at the date and time specified on the Notice, Section 240 enables a District Judge to issue a Warrant authorising entry to the premises for the purposes of an Inspection under Section 4.

An Inspection to determine whether any functions under Parts 1 to 4 of Part 7 of the Act (Powers of Entry contained in Part 7, Section 240 of the Housing Act 2004) may be used in connection with the duties and powers contained in Part 4 of the Act with respect to empty dwellings.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Richard Long
Neighbourhood Sustainment Officer

Enc Notice

Letter sent to the following:

Mr Jaspal Singh
319 Dudley Road
Blakenhall
WOLVERHAMPTON
WV2 3JY

Mr Jaspal Singh
City Property
143 Dudley Road
Blakenhall
WOLVERHAMPTON
WV2 3DH

Mr Jaspal Singh
30 Finneywell Close
Sedgmore Park
WOLVERHAMPTON
WV14 9XN

IX SITE

Please Ask For Richard Long
Direct Line 01902 555705
Facsimile 01902 558792
E-mail richard.long@wolverhampton.gov.uk



The Owner
Flats at Two and a Half
Clifford Street
Wolverhampton
WV6 0AB

Nick Edwards
Assistant Director - Prosperity
Civic Centre
St Peters Square
Wolverhampton
WV1 1RP

Main Switchboard (01902) 556556
Website www.wolverhampton.gov.uk

Your Ref:

My Ref: NTE/2.5CliffordSt

1 September 2011

Dear Sir/Madam

RE: FLATS AT TWO AND A HALF, CLIFFORD STREET, WOLVERHAMPTON
URGENT ACTION REQUIRED - HOUSING ACT 2004

Despite numerous assurances, the four individual flats at the above premises remain either unoccupied or hazardous to the health of any occupier.

I therefore enclose Notices to enter the above property under Section 239 of the Housing Act 2004.

If you do not make arrangements for access at the date and time specified on the Notices, Section 240 enables a District Judge to issue a Warrant authorising entry to the premises for the purposes of an Inspection under Section 4.

An Inspection to determine whether any functions under Parts 1 to 4 of Part 7 of the Act (Powers of Entry contained in Part 7, Section 240 of the Housing Act 2004) may be used in connection with the duties and powers contained in Part 4 of the Act with respect to empty dwellings.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully

Richard Long
Neighbourhood Sustainment Officer

Enc - Notices x 4

IX SITE

**HOUSING ACT 2004
Section 239**

**Wolverhampton
City Council**



Notice of intention to enter premises for the purpose of carrying out a survey or examination

To: **The Owner**

Of: **Flat A, Two and a Half Clifford Street**

You are the owner of the premises known as:

Flat A, Two and a Half Clifford Street

Under Section 239 of the Housing Act 2004, I **Richard Long** being a person authorised in writing by Wolverhampton City Council, intend on **28.09.11** at **10.00am – 12pm**

To enter the above premises for the purpose of further survey and examination.

Date: **01.09.11**

Signed:

Designation: **Neighbourhood Sustainment Officer**
The Officer appointed for this purpose

Please address any communication to:-

Private Sector Housing Team, 2nd Floor, Civic Centre, St Peters Square, Wolverhampton, WV1 1RP

Officers: Richard Long and other appropriate officers

NOTES:

Statutory references are to the Housing Act 2004

Period of Notice

Under Section 239 (5) at least 24 hours notice of intention must be given to the occupier of the premises.

Production of authorisation

Under Section 239 (9) (10) the person authorised to enter the premises must produce his written authorisation from the Council if the occupier, or someone acting on his behalf, should so request.

Penalty

Under Section 241 it is an offence, punishable in the magistrates' court by a fine not exceeding level 4 on the standard scale, to obstruct a person authorised to enter the premises carrying out anything he is authorised to do.

**Ref: RL/2.5Clifford
Notice of Entry**

IXSITE

**HOUSING ACT 2004
Section 239**

**Wolverhampton
City Council**



Notice of intention to enter premises for the purpose of carrying out a survey or examination

To: The Owner

Of: Flat B, Two and a Half Clifford Street

You are the owner of the premises known as:

Flat B, Two and a Half Clifford Street

Under Section 239 of the Housing Act 2004, I Richard Long being a person authorised in writing by Wolverhampton City Council, intend on **28.09.11 at 10.00am – 12pm**

To enter the above premises for the purpose of further survey and examination.

Date: 01.09.11

Signed:

**Designation: Neighbourhood Sustainment Officer
The Officer appointed for this purpose**

Please address any communication to:-

Private Sector Housing Team, 2nd Floor, Civic Centre, St Peters Square, Wolverhampton, WV1 1RP

Officers: Richard Long and other appropriate officers

NOTES:

Statutory references are to the Housing Act 2004

Period of Notice

Under Section 239 (5) at least 24 hours notice of intention must be given to the occupier of the premises.

Production of authorisation

Under Section 239 (9) (10) the person authorised to enter the premises must produce his written authorisation from the Council if the occupier, or someone acting on his behalf, should so request.

Penalty

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**Ref: RL/2.5Clifford
Notice of Entry**

IXSITE

**HOUSING ACT 2004
Section 239**



Notice of intention to enter premises for the purpose of carrying out a survey or examination

To: The Owner

Of: Flat over entry to yard at Two and a Half Clifford Street

You are the owner of the premises known as:

Flat over entry to yard at Two and a Half Clifford Street

Under Section 239 of the Housing Act 2004, I Richard Long being a person authorised in writing by Wolverhampton City Council, intend on **28.09.11 at 10.00am – 12pm**

To enter the above premises for the purpose of further survey and examination.

Date: 01.09.11

Signed:

**Designation: Neighbourhood Sustainment Officer
The Officer appointed for this purpose**

Please address any communication to:-

Private Sector Housing Team, 2nd Floor, Civic Centre, St Peters Square, Wolverhampton, WV1 1RP

Officers: Richard Long and other appropriate officers

NOTES:

Statutory references are to the Housing Act 2004

Period of Notice

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**Ref: RL/2.5Clifford
Notice of Entry**

IXSITE

**HOUSING ACT 2004
Section 239**



Notice of intention to enter premises for the purpose of carrying out a survey or examination

To: The Owner

Of: Flat over commercial offices at rear of Two and a Half Clifford Street

You are the owner of the premises known as:

Flat over commercial offices at rear of Two and a Half Clifford Street

**Under Section 239 of the Housing Act 2004, I Richard Long being a person authorised in writing by
Wolverhampton City Council, intend on 28.09.11 at 10.00am – 12pm**

To enter the above premises for the purpose of further survey and examination.

Date: 01.09.11

Signed:

**Designation: Neighbourhood Sustainment Officer
The Officer appointed for this purpose**

Please address any communication to:-

Private Sector Housing Team, 2nd Floor, Civic Centre, St Peters Square, Wolverhampton, WV1 1RP

Officers: Richard Long and other appropriate officers

NOTES:

Statutory references are to the Housing Act 2004

Period of Notice

Under Section 239 (5) at least 24 hours notice of intention must be given to the occupier of the premises.

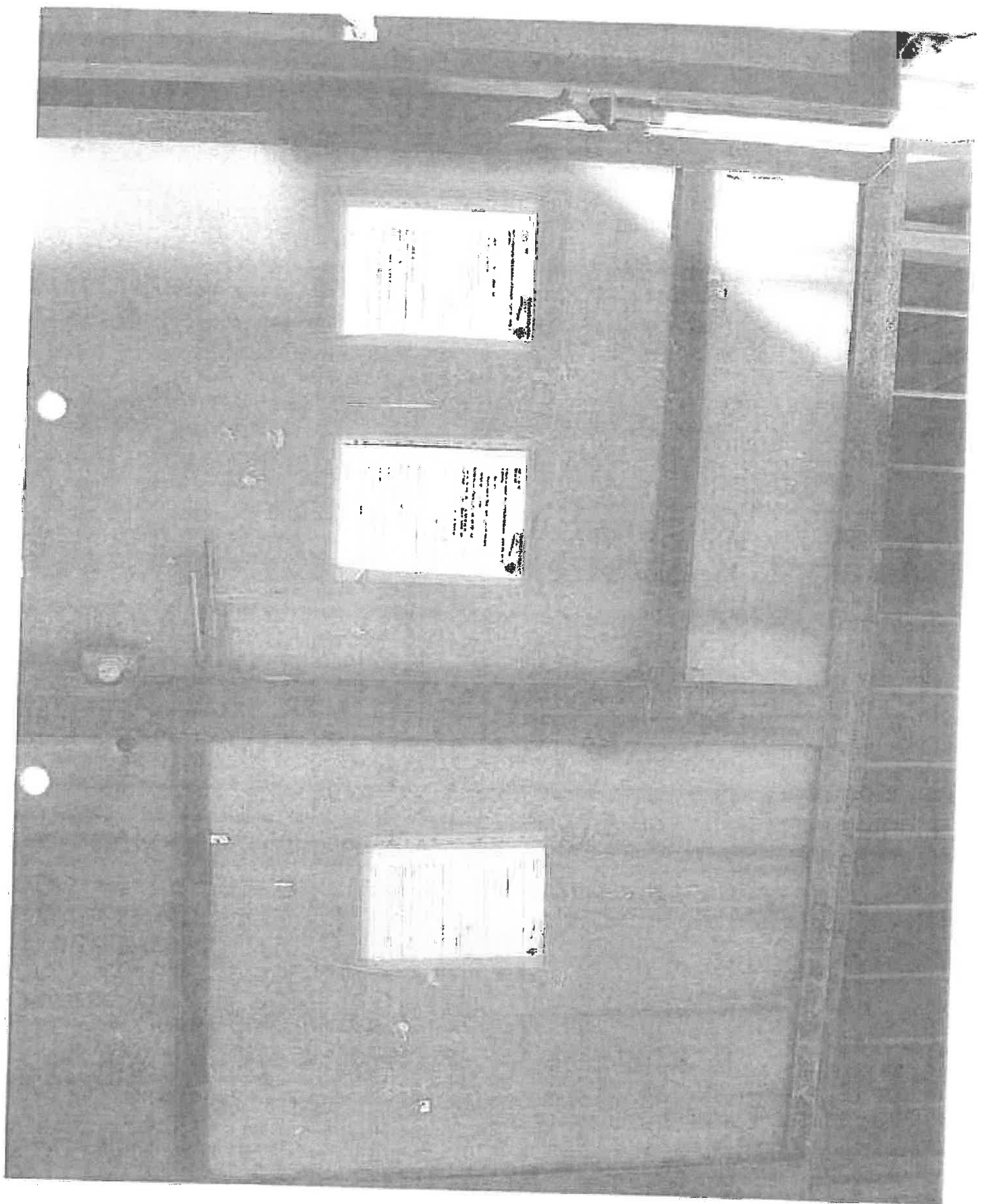
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**Ref: RL/2.5Clifford
Notice of Entry**



APP 24

Flat 2b – Two and a Half Clifford Street – Survey of Property Condition

Introduction

1.0 Brief Description

1.1 The property is a first floor two bedroom self contained flat which is part of either a converted house/ offices serving a small factory at the rear. The property was built around 1900 and the 3 flats in the main building have been vacant for a considerable period. A further flat at the rear appears to have been roughly constructed over a makeshift office. This part of the property was occupied at the time of inspection.

1.2 The main building containing flat 2b is traditionally constructed with rendered load bearing brickwork, a tile roof and wooden/ concrete floors.

1.3 The original roof covering has been replaced with concrete tiles. It is uncertain if any structural work was undertaken to take account of the extra loads placed on the roof timbers. Flashings and pointing are also missing to a number of areas to the roof. A full survey of the roof structure and covering is recommended.

1.4 The conversion of the property into flats appears to have been carried out with out Planning or Building Regulation consents and a plastic window manufacturing operation is active at the rear of the building.

1.5 Access to the property is through a upvc front door through a small lobby which also serves flat 2a.

2.0 Limitations

2.1 No specialist investigations or intrusive testing has been carried out and any services have been assessed on a visual basis.

2.2 Some refurbishment has taken place, the majority of which is to a poor standard. Some floor coverings were in place limiting inspection of the floor finishes.

3.0 Date of Inspection/ Conditions

3.1 The property was inspected on the 28/9/10 and the weather was dry and sunny.

4.0 Basic Structure

4.1 There was no evidence to suggest that significant settlement or ground movement has affected the property. However, there are a number of defects to the roof and walls where repairs have either not been completed or are of a poor standard.

Report on Condition

5.0 Walls

5.1 The walls comprise 230mm rendered solid brickwork. Various holes have been knocked through for flues, extractor fans and waste pipes. The rendering is cracked and is generally in poor condition.

- 6.0 Windows**
- 6.1 Windows are upvc and are generally in poor condition and a number of internal beads are missing.
- 6.2 The rendering around the bay window is cracked and missing allowing water penetration.
- 7.0 Front Bedroom/ Living room**
- 7.1 The central heating radiator is corroded.
- 7.2 There is a loose double socket.
- 7.3 The plasterwork is in poor condition and has been over painted.
- 7.4 There is a large section of the door frame missing. However, the architrave has been fitted with the bull nose on the wrong side. The fitting of the door is not considered satisfactory; however, the door does open and close.
- 7.5 The carpet is poorly fitted.
- 8.0 Bedroom 1 (Middle)**
- 8.1 There is a large bulge in the ceiling following a roof leak. Penetrating dampness has affected both the walls and ceiling.
- 8.2 Defects to the roof will require further investigation.
- 8.3 The central heating radiator is corroded.
- 8.3 The carpet is poorly fitted.
- 8.4 Doors to the built in cupboards are either ill fitting or missing.
- 9.0 Bedroom 2 (Rear)**
- 9.1 There are signs of penetrating damp to the party wall which may be caused by a poor or defective roof detail to the adjoining property. This will require further investigation.
- 9.2 The central heating radiator is corroded.
- 9.4 The carpet is poorly fitted.
- 10.0 Bathroom**
- 10.1 There is a large hole around the soil pipe where it goes through the external wall.
- 10.2 A number of glazed tiles are missing.
- 10.3 The WC seat is missing.
- 10.4 There are a number of loose and missing floor tiles to the bathroom floor.
- 10.5 The bath panel is not fixed.

11.0 Kitchen

11.1 A number of floor tiles are missing and broken.

11.2 Edgings to the work top are missing.

11.3 The mechanical extraction unit is missing.

12.0 Landing

12.1 The door to the storage area is missing.

12.2 There are a number of changes of levels at the top of the stairs leading off to a bedroom and 2 landing areas. The carpets are poorly fitted.

12.3 There are signs of penetrating dampness in the landing area.

13.0 Stairs

13.1 The right hand handrail (ascending) does not continue to the top of the flight and is not shaped in a way that could be grasped should a fall occur.

13.2 The Left hand handrail is fitted too close to the wall and could not be grasped should a fall occur.

13.3 There are a number the nosing to the stair treads that are broken and missing.

14.0 Access lobby

14.1 The front step is constructed of some loose bricks with a piece of wooden boarding forming the step. This is rotten and has begun to collapse.

14.2 The threshold of the external upvc door forms a trip hazard into the lobby.

14.3 The front entrance door to the flat has a loose panel at the bottom and the glazing would not appear to safety glass. This is particularly hazardous due to its location at the bottom of the stairs that access the property.

14.4 The threshold of the upvc door to the flat is around 75mm above floor level and forms a further trip hazard.

14.5 There is a cover missing to the prepayment meter exposing live terminals and wiring above the fuse boards is untidy.

15.0 Electrical Installation

15.1 The electrical installation would appear to be over 20 years old and should be thoroughly checked replacing any faulty fittings and circuits as required. Hard wired smoke alarms should be fitted to the hall and landing.

16.0 Plumbing, Heating and Insulation

16.1 The central heating system would appear to be over 20 years old. The boiler and distribution system do not appear to have been serviced for a number of years and there are no

individual control valves to the radiators. The boiler may need to be replaced with a modern A rated boiler, the installation and radiators may need to be flushed out and appropriately treated.

- 16.2 It is assumed that loft insulation is inadequate by modern standards and upgraded loft insulation and wall insulation should be considered.
- 16.3 There is no insulation in the floor between the flats which may lead to high levels of noise transfer.
- 17.0 Internal Wall Finishes/ Decorations**
- 17.1 In order for the property to meet reasonable standards around 80% of the plasterwork will need to be replaced. Complete redecoration internally will be required.
- 18.0 External Soil and Rainwater Goods**
- 18.1 The front guttering is blocked and in disrepair.
- 18.2 The venting section of the soil pipe is missing.
- 18.3 Two rainwater downpipes are missing/ broken at the rear.
- 18.4 The guttering to the rear wing addition is away from the eaves and will require re-fixing or replacing.

Potential Hazards Significantly Worse than the Average

- 01 Cold
- 02 Damp and Mould
- 12 Entry by Intruders
- 14 Noise
- 15 Domestic Hygiene
- 16 Food Safety
- 17 Personal Hygiene
- 20 Falling on Level Surfaces
- 21 Falling on Stairs
- 23 Electrical Hazards
- 24 Fire Hazards
- 29 Structural Colapse

APP 25

Richard Long

From: Jane Taylor
Sent: 12 August 2014 15:08
To: Richard Long
Subject: flats at two & half Clifford street - Restricted
Attachments: SPRN085814081214510.pdf, SPRN085814081214590.pdf

hi

attached the list of the flats at the property & a list of the businesses.

Mr Zahir Ud-Din Babar at the rear flat is on benefits - he is nearly 76 years old – he gave landlord of the property when he moved in as City Property - but tenancy agreement has Mr Jaspal Singh on with agents as City Property Agents Ltd of 143 Dudley Road - the rent benefit is paid the l/lord using bank account in name of City Property Agent.

flat A - unoccupied since January 2010 and now attracts the 50% increase.
Flat B has exemption Class G - prohibited

the business West Windows & doors Ltd at 2a Clifford St (2 separate premises) has relief from Business Rates as it is a small Rateable Value - so no business rates is due.

jane
Jane Taylor
Debt Recovery Officer, Delivery
Tel. Office: 01902 555829

E-mail: Jane.Taylor@wolverhampton.gov.uk
Wolverhampton City Council

Land Registry

APP 26