

## Appendix 1

<b>CITY OF WOLVERHAMPTON COUNCIL</b>	<b>Cabinet (Resources) Panel</b> <b>1 October 2019</b>
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<b>Report title</b>	Acquisition of Privately Owned Empty Property by Agreement or Compulsory Purchase: 1 Clarendon Street, Wolverhampton. WV3 9PP.	
<b>Decision designation</b>	AMBER	
<b>Cabinet member with lead responsibility</b>	Councillor Peter Bilson City Assets and Housing	
<b>Key decision</b>	No	
<b>In forward plan</b>	Yes	
<b>Wards affected</b>	Park Ward	
<b>Accountable Director</b>	Kate Martin (Director of City Assets and Housing)	
<b>Originating service</b>	Private Sector Housing	
<b>Accountable employee</b>	Richard Long	Housing Improvement Officer
	Tel	01902 555705
	Email	richard.long@wolverhampton.gov.uk
<b>Report to be/has been considered by</b>	Directorate Leadership Team	3 September 2019

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**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 property 1 Clarendon Street, Wolverhampton, WV3 9PP 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 property.
2. Approve expenditure for the potential acquisition of the property, with subsequent capital receipts being recycled within the Empty Property Strategy programme.
3. In the event that the property is improved and re-occupied to the satisfaction of the Director of City Assets and Housing, authorise withdrawal of the property from the CPO.

4. Following any acquisition, authorise the Director of City assets and Housing to dispose of the property on the open market on condition that the property is refurbished and re-occupied within six or 12 months (as appropriate to the scale of the works).
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 of 1 Clarendon Street, Wolverhampton, WV3 9PP 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, highlighted on the attached plan, is an end-terraced property that has been empty since 23 February 2011.
- 2.2 Since March 2018, employees have attempted to engage with a number of parties claiming to have an interest in the property. The parties concerned have not provided evidence that reasonable efforts are being made to resolve issues of ownership and/ or, progressed the refurbishment of the property.
- 2.3 In order to deal with the external disrepair of the property, a notice under Section 215 of the Town and Country Planning act 1990 requiring the owner to remedy the detrimental effect of the property was served. No appeal against the notice was made and the notice has not been complied with.
- 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 the property by tender, auction, or private treaty. The property would be sold with the condition that the property is brought back to a required standard of repair within a specified time limit.

## **3.0 Evaluation of alternative options**

- 3.1 There are three options that the Council could consider:
  - a) Do nothing – the property is likely to remain empty, continue to be a wasted housing resource, continue to have a detrimental effect on the amenity of the area and continue to be a drain on the public purse.
  - b) Empty Dwelling Management Order (EDMO) – An EDMO is considered to be a less draconian option than a compulsory purchase. However, the cost of refurbishment

could place a strain on the Council's finances. It may not be possible to recover the cost of initial refurbishment and subsequent management/ maintenance through the rental income generated over the seven years that a Final EDMO could be in place.

- c) **Compulsory Purchase Order (CPO)** – The prospect of a CPO often prompts the owner to act leading to the property being refurbished and re-occupied. However, if it is necessary to acquire the property, the proposals for the onward disposal and refurbishment 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 of a Compulsory Purchase Order is progressed.

#### **4.0 Reasons for decision(s)**

**4.1** The reasons for the decision are:

- a) To ensure that the property provides much needed housing by prompting the owner(s) either act voluntarily or via enforcement through a CPO.
- b) To ensure that the property 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 ensure that the property has a positive financial impact on the public purse through additional New Homes Bonus funding.
- e) The proposal to pursue a CPO is the most cost effective in terms of financial and physical resources for the Council.

#### **5.0 Proposals**

**5.1** Where it is necessary to make a Compulsory Purchase Order and this is subsequently confirmed in favour of the Council, the Council would usually seek to dispose of the property by tender, auction, or private treaty. The property would be sold with the condition that the property is brought back to a required standard of repair 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.  
[JM/02092019/H]

## 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.  
[TS/29082019/D]]

## 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.

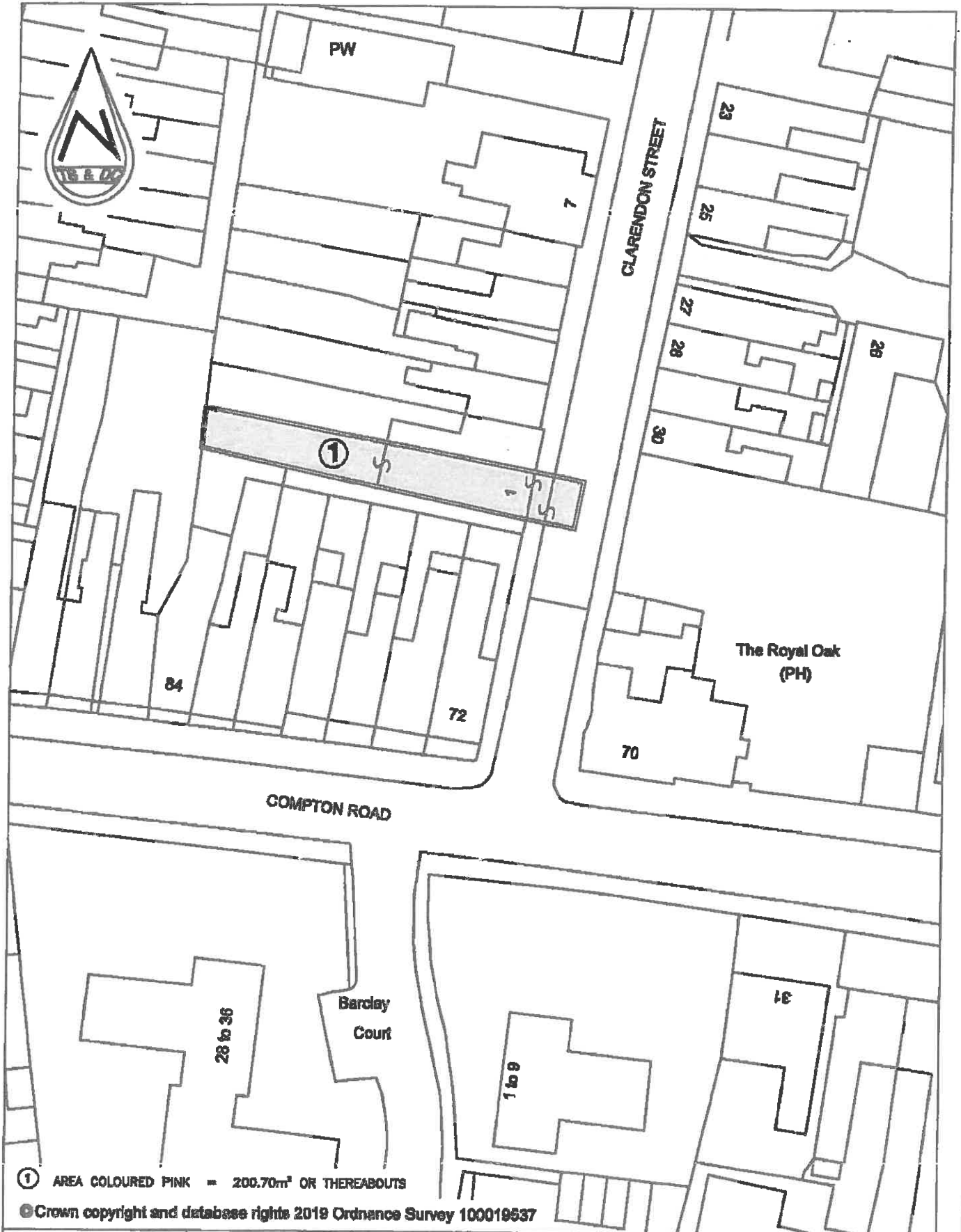
**13.0 Schedule of background papers**

- 13.1 An Action Plan to Deliver the Empty Property Strategy 11 January 2006;
- 13.2 Private Sector Empty Property Strategy 2010-2015;
- 13.3 The Council's Annual Housing Supply Statement, 31 March 2018.

**14.0 Appendices**

- 14.1 Appendix 1 – Site plan
- 14.2 Appendix 2 - Photographs

# APPENDIX 1



date	August 2019
scale	1:500
drawn by	AJP
app. no.	WClarendon Street 1.dwg

**THE MAP REFERRED TO IN  
 THE WOLVERHAMPTON CITY COUNCIL  
 (1 Clarendon Street)  
 COMPULSORY PURCHASE ORDER 2019**

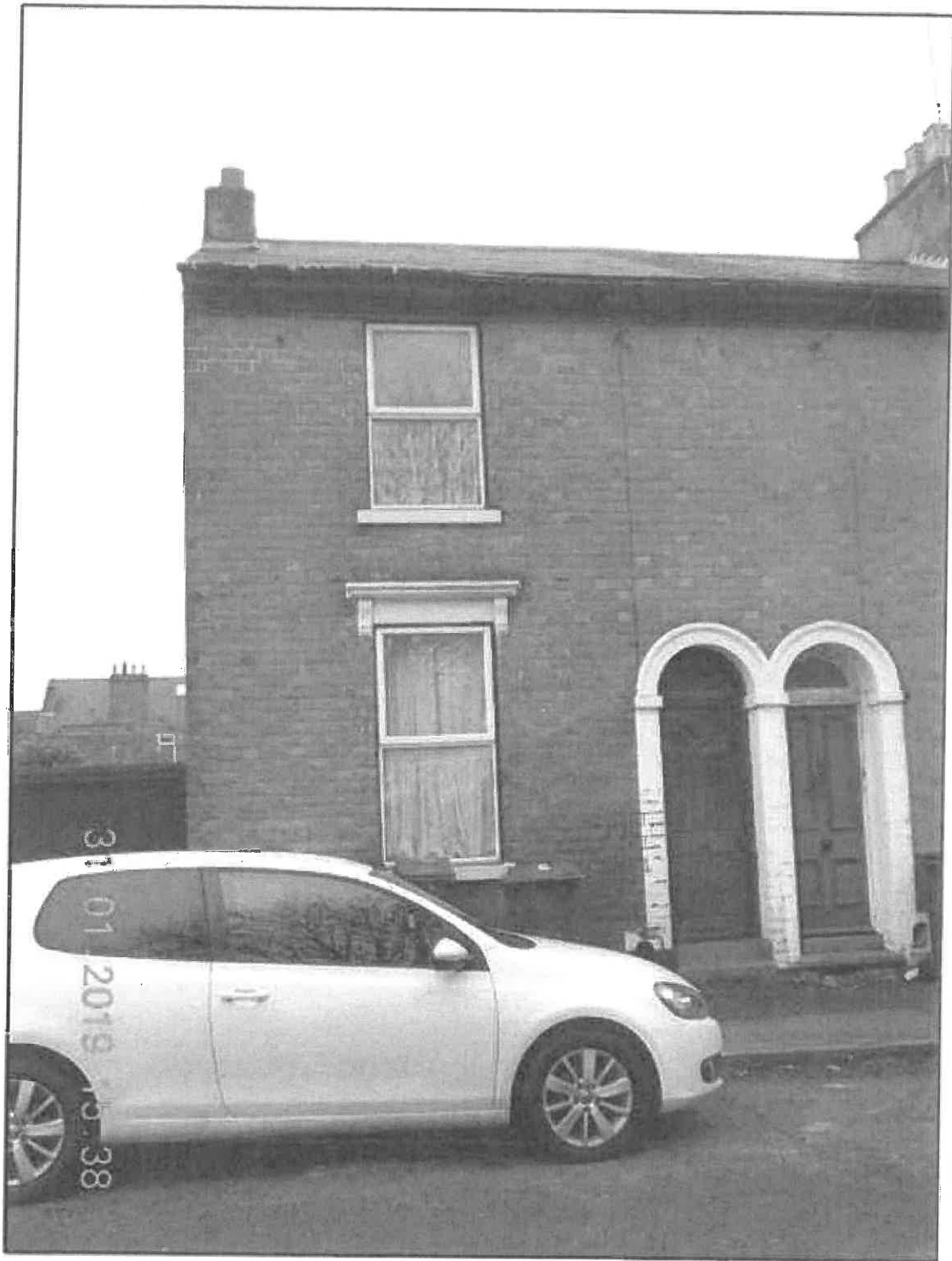
**City of Wolverhampton Council**  
 Strategic Director – Place  
 Civic Centre, St. Peter's Square, Wolverhampton  
 Tel. (01902) 668855



APPENDIX 2 - 1 CLARENDON STREET, WOLVERHAMPTON. WV3 9PP



APPENDIX 2 - 1 CLARENDON STREET, WOLVERHAMPTON. WV3 9PP



Appendix 2

10<sup>th</sup> December 2020

# CITY OF WOLVERHAMPTON COUNCIL

**Site Notice – Hand Delivered**  
1 Clarendon Street  
Wolverhampton  
WV3 9PP

**David Pattison**  
Director of Governance &  
Solicitor to the Council

Legal Services

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Your Ref:  
My Ref: RR/RCP017267

Dear Sirs

**Re: The Wolverhampton City Council (1 Clarendon Street) Compulsory Purchase Order 2019**

On 1<sup>st</sup> December 2020, Wolverhampton City Council made the Wolverhampton City Council (1 Clarendon Street) Compulsory Purchase Order 2019.

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

The notice is also enclosed whereby item 6 provides the address for submission of objections. Please note that the last date for receipt of objections is 28<sup>th</sup> January 2021.

Yours faithfully

*R.Raulia*

**Ravika Raulia**  
Solicitor

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

Email: [ravika.raulia@wolverhampton.gov.uk](mailto:ravika.raulia@wolverhampton.gov.uk)

**THE WOLVERHAMPTON CITY COUNCIL (1 CLARENDON STREET)**  
**COMPULSORY PURCHASE ORDER 2019**

**The Acquisition of Land Act 1981 and The Housing Act 1985**

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

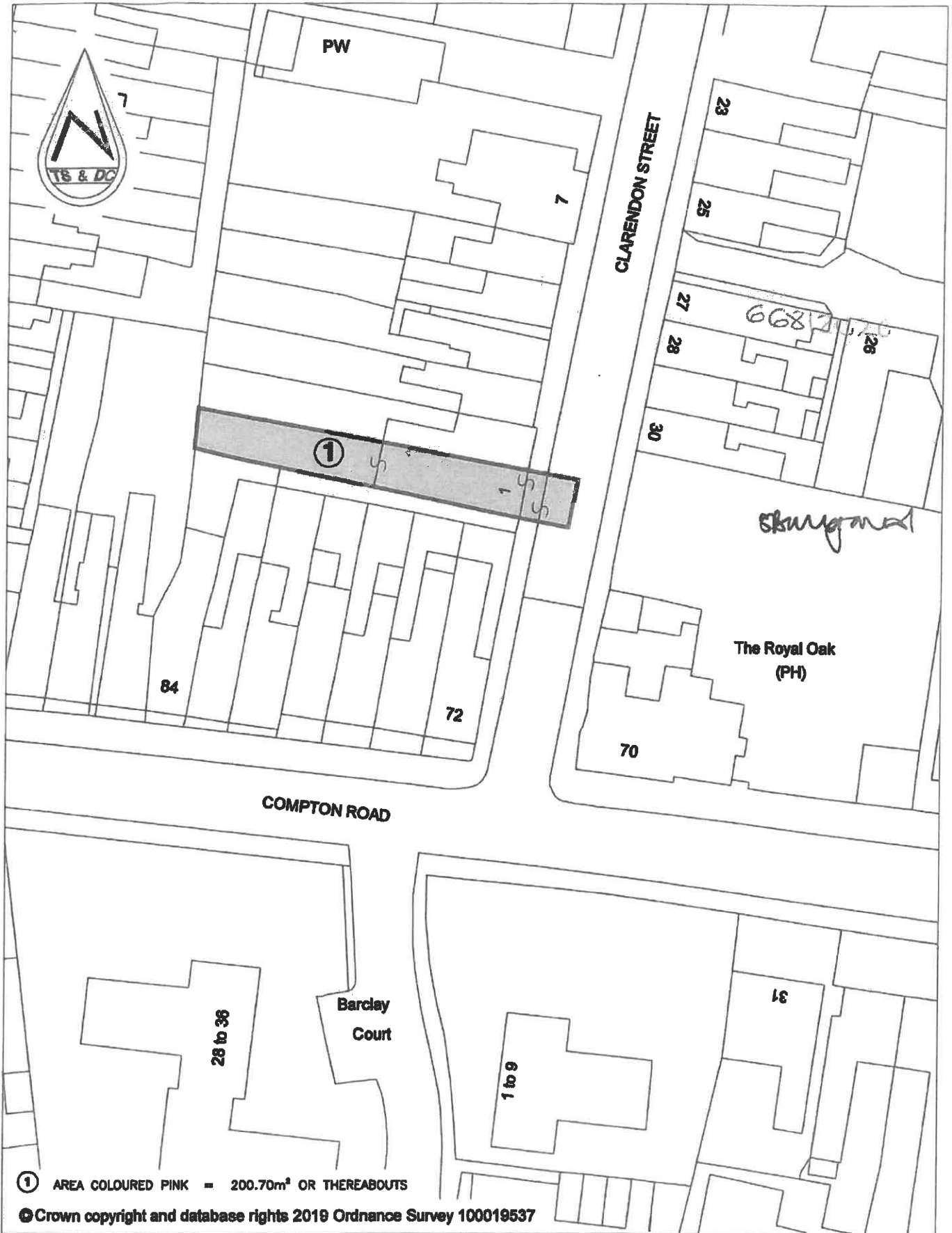
1. Subject to the provisions of this Order, the Acquiring Authority is under the Housing Act 1985 Section 17 hereby authorised to purchase compulsorily the land described in paragraph 2 for the purpose of the provision of housing accommodation
2. The land authorised to be purchased compulsorily under this Order is the land described in the Schedule and delineated and shown coloured pink 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 (1 Clarendon Street) Compulsory Purchase Order 2019"

**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	200.7 square metres of land known as 1 Clarendon Street, Wolverhampton, WV3 9PP and half width road.	Sohan Singh Chana of 84 Compton Road, Wolverhampton	-	-	unoccupied

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① AREA COLOURED PINK = 200.70m<sup>2</sup> OR THEREABOUTS

© Crown copyright and database rights 2019 Ordnance Survey 100019537

date	August 2019
scale	1:500
drawn by	AJP
dep. no.	Clarendon Street 1.dwg

THE MAP REFERRED TO IN  
 THE WOLVERHAMPTON CITY COUNCIL  
 (1 Clarendon Street)  
 COMPULSORY PURCHASE ORDER 2019

**City of Wolverhampton Council**

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

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**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
	-	-	-	-

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



Authorised Officer *Staugand*  
*SARAH BARNARD*

Dated: *1<sup>st</sup> December 2020*

*668/2020*

**DESCRIPTION OF LAND**

**200.7 square metres of land known as 1 Clarendon Street, Wolverhampton,  
WV3 9PP**

Dated: 10<sup>th</sup> December 2020

David Pattison  
David Pattison (Dec 3, 2020 16:18 GMT)

David Pattison

Director of Governance and Solicitor to the Council

Civic Centre  
St Peter's Square  
Wolverhampton, WV1 1RG








# 1 Clarendon St Personal Notice

Final Audit Report

2020-12-03

Created:	2020-12-03
By:	Ravika Raulia (Ravika.Raulia@wolverhampton.gov.uk)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2boj8lG9Lp34wIRXxUIXudk2VLT2a41X

## "1 Clarendon St Personal Notice" History

-  Document created by Ravika Raulia (Ravika.Raulia@wolverhampton.gov.uk)  
2020-12-03 - 14:38:21 GMT - IP address: 194.80.224.226
-  Document emailed to David Pattison (david.pattison@wolverhampton.gov.uk) for signature  
2020-12-03 - 14:38:41 GMT
-  Email viewed by David Pattison (david.pattison@wolverhampton.gov.uk)  
2020-12-03 - 16:18:17 GMT - IP address: 104.47.9.254
-  Document e-signed by David Pattison (david.pattison@wolverhampton.gov.uk)  
Signature Date: 2020-12-03 - 16:18:34 GMT - Time Source: server- IP address: 167.98.168.130
-  Agreement completed.  
2020-12-03 - 16:18:34 GMT

## Appendix 3

## Richard Long

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**From:** pav chana <chana642@hotmail.com>  
**Sent:** 27 January 2021 17:13  
**To:** pcu@communities.gsi.gov.uk; Ravika Raulia; Richard Long  
**Cc:** Neetu Johal  
**Subject:** Objection email regarding 1 Clarendon Street, Wolverhampton, WV3 9PP.  
Reference: RR/RCP017267  
**Attachments:** work1.jpg; work2.jpg; work3.jpg; work4.jpg; work5.jpg; work6.jpg; work7.jpg; work8.jpg; work9.jpg  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the council. Do not click links or open attachments unless you are sure the content is safe.

1 Clarendon Street  
Wolverhampton  
WV3 9PP

27<sup>th</sup> January 2021

Secretary of State for Community and Local Government  
5 St. Philips Place  
Colmore Row  
Birmingham  
B3 2PW

To whom it may concern

**Reference:RR/RCP017267**

The property of 1 Clarendon Street, Wolverhampton, WV3 9PP, was owned by my Granddad, Mr Sohan Singh Chana, who passed away in 1986. My father, Didar Singh Chana, occupied the property with my family until 21<sup>st</sup> May, 2008, when he also sadly passed away. The property was then left vacant due to emotional trauma of having lost loved ones in that house.

Mr Richard Long from Wolverhampton City Council contacted us on 30<sup>th</sup> May 2018. Due to lack of funds and my paternal grandmother (Sohan Singh Chanas widow) being diagnosed with dementia and the whole family looking after her, we were partly distracted as we were very worried that we may lose her too, therefore work had not commenced. There was also an ongoing family dispute between my dads siblings as to whose name the house should be transferred into. This was then resolved in October 2019, where GLS Solicitors were instructed to get the house transferred into my name. Wolverhampton Council then spoke to GLS Solicitors who confirmed they had been instructed to handle the legal side of the property transfer. Unfortunately, the Council and I have had no communication from GLS Solicitors since.

In February 2020, the funds were raised and ARP Building Services were instructed to complete the work. In early March 2020, the property was stripped and work had commenced (please find attached photographic evidence).

In late March, 2020, we entered a national lockdown. Material was not available and the builder was shielding due to COVID-19. A deposit had been paid so we were not able to instruct anyone else to complete the work.

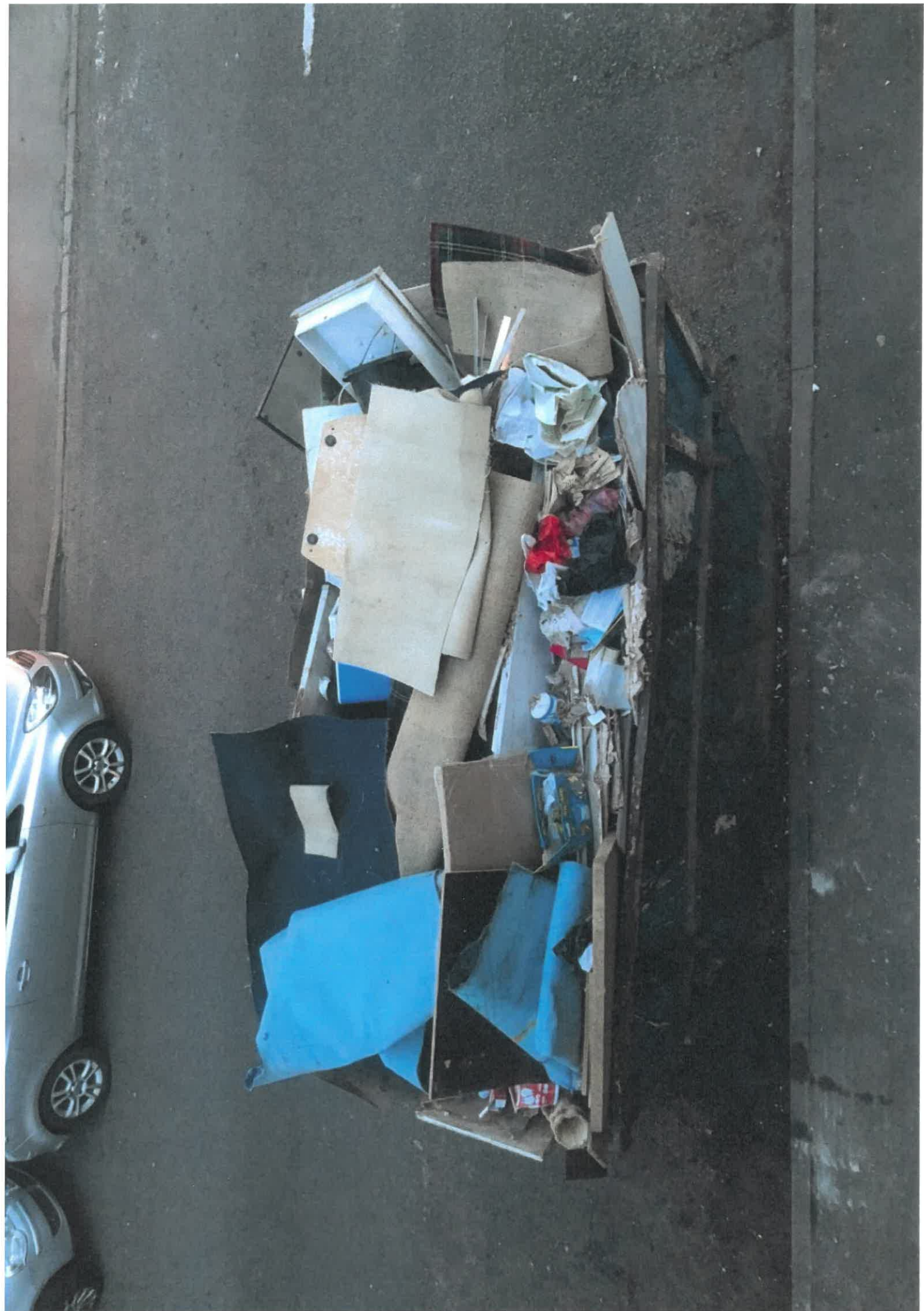
Sohan Singh Chanas son, my uncle, died early January 2021 and my Nan passed away on 20<sup>th</sup> January 2021. Additionally, I, Pavitar Singh Chana, caught COVID-19 on 2<sup>nd</sup> January 2021, and was hospitalised due to this. I am still recovering and still under medical care of the virtual COVID Wards at Phoenix Centre, Wolverhampton (see medical evidence attached).

I am respectfully asking and pleading with a heavy heart for a 9 month extension due to these unforeseen circumstances to complete this work. During these 9 months, I can guarantee that I will instruct a solicitor to transfer the house into my name legally and that all works will be completed in this property compliant to current building regulations, ready for occupancy. Full funds are still available and my builder is ready to recommence work immediately once the extension has been approved.

I do not wish to lose this property due to sentimental value and attachments. I hope you are able to see this from the content of the letter above. I am ready to resolve this matter immediately following your response at your earliest convenience. Should you require any further information, please to not hesitate to contact me on either 07581 356876 or via email.

Yours faithfully

Mr Pavitar Singh Chana















# Discharge Letter for Patients



Patients Name: PAVITAR CHANA

NHS Number: 607 048 2379

Presenting Complaint: SDB / ? ALLERGY / SIDE EFFECTS OF ANTIBIOTICS

Following this attendance, you have been referred to an alternative care pathway which is better suited to meet your healthcare needs.

Alternative Pathway: GP

A referral has been made for you:

### Appointment Details:

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Location: \_\_\_\_\_

You have been advised to contact or attend

- Your GP Practice
- Your Local Walk-in Centre
- Your Local Pharmacy
- Other: \_\_\_\_\_
- None

### Self-care advice/Notes for other HCP's:

DO NOT TAKE ANY MORE OF THE COXYCYCLINE.  
START CLARITHROMYCIN AS PRESCRIBED.

TAKE REGULAR PARACETAMOL ONLY 4-6 TABLETS  
UP TO MAXIMUM DAILY DOSE AS STATED.

MONITOR BREATHING - ANY DETERIORATION OR  
CONCERNS CALL 999.

IF ANY CHEST PAIN, BREATHING FASTER THAN  
25 BREATHS PER MINUTE OR ANY BLUE COLOUR TO  
LIPS, NOSE, FINGERS, FEET, EARS CALL 999.

Treatment given: CHLORPHENAMINE

If the Ambulance Staff advise any over the counter medications, you **must** follow the instructions stated on the packaging of the medication used.

See reverse for additional help.

Date	7/1/21
Time	16.30
Case ID	2470

REF: 7CVV3C6GH

DISCHARGE OBSERVATIONS	
Resp Rate	16
Heart Rate	97
SPO2	Air 98
	O2
Blood Pressure	127
	78
Peak Flow	-
Blood Glucose	6.6
Temp	38.2
GCS	15
ECG Rhythm	NSR
NEWS Score	2



# Discharge Advice for Patients

Following attendance for SOB covid+- you have been referred to an alternative care pathway who is better suited to meet your healthcare needs.

- A referral has been arranged for you:
- An appointment has been made with your GP
- The Out of Hours GP will call you
- The Out of Hours GP will visit you
- A health care professional will call you
- A health care professional will visit you

Other: \_\_\_\_\_

### Appointment Details

Patient Name \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Location \_\_\_\_\_

You have been advised to contact or attend:

- Your GP Practice
- Your Local Walk-in centre
- Other \_\_\_\_\_

*If the Ambulance Staff advise homely remedies you must follow the instructions stated on the packaging of the medication.*

WMAS Use  
Case ID 1028

TIME	
10:25	
DATE	
11/1/2021.	

DISCHARGE OBSERVATIONS	
Heart Rate	101
Resp Rate	20
SPO2	95%
BP Sys	136
BP Dia	79
Peak Flow	X
BM	
Temp	38.0
GCS	15

## When to Call for Help

Rarely, a minor problem can turn out to be more serious than first thought, or may develop into a more serious condition. This may only become apparent over time so it is important that you (as a patient or a carer) look out for any signs of change.

Call **999** and ask for an ambulance if the patient:

- Stops breathing
- Loses consciousness
- Develops new or worse chest pain
- Develops new or worse difficulty in breathing
- Starts choking
- Develops heavy or uncontrollable blood loss
- Has a fit (unless the patient is a known epileptic and the fit follows the normal pattern for them.)
- If a child develops a rash which does not fade when you press a glass tumbler against it.

Call **111** (Non Emergency) if:

- The patient's condition gets worse but does not fall into one of the categories above.

111 is a confidential telephone service run by staff who can give a wide range of information and advice 24 hours a day, 7 days a week.

### Self care advice:

Continue to self isolate as you are symptomatic -  
keep contact with the covid virtual ward x 3 calls  
daily - if breathing becomes worse call 999 - speak to  
GP about on going care as you on phone to GP when  
PALS ambulance crew arrived.

**Patient Advice and Liaison Service**

01384 246370

pals@wmas.nhs.uk

*You may have suggestions for ways in which we can improve our service, if so we would be pleased to hear from you*

**Complete our Patient Survey at [wmas.nhs.uk](http://wmas.nhs.uk)**

## Appendix 4



Ministry of Housing,  
Communities &  
Local Government

Ravika Raulia  
Solicitor, Legal Services  
Wolverhampton City Council  
Civic Centre, St Peters Square  
Wolverhampton, WV1 1RG

Email contact details:  
[ravika.raulia@wolverhampton.gov.uk](mailto:ravika.raulia@wolverhampton.gov.uk)

Please ask for: Joanne Davey  
Tel: 07458 090969  
Email: [joanne.davey@communities.gov.uk](mailto:joanne.davey@communities.gov.uk)

Your ref: RCPO17267/01244673

Our ref: PCU/CPOP/T3725/3268581

Date: 18 February 2021

Dear Ravika

**The Wolverhampton City Council (1Clarendon Street) Compulsory Purchase Order 2019 ('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 emailed to the Planning Inspectorate (the hard copies that you submitted will be forwarded on by my colleagues in the Birmingham office shortly) who will handle the Order from this point on. They will notify you of next steps accordingly.

Previously, I have sent you a copy of an objection received to the above Compulsory Purchase Order.

Yours sincerely

*J Davey*

**Joanne Davey**  
**Planning Casework Manager**  
**Planning Casework Unit**

Planning Casework Unit  
Ministry of Housing, Communities and Local Government  
5 St Philips Place  
Colmore Row  
Birmingham B3 2PW

Tel: 0303 44 48050  
[pcu@communities.gov.uk](mailto:pcu@communities.gov.uk)

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## Appendix 5



The Wolverhampton City Council (1 Clarendon Street)  
Compulsory Purchase Order 2020

Statement of the Council's Reasons for Making the Order

The Housing Act 1985

The Acquisition of Land Act 1981

Dated 31 January 2020

## **1. Description of the Order Lands**

- 1.1 The Order land comprises 1 Clarendon Street, Wolverhampton, WV3 9PP, which has been empty since 23 February 2011.
- 1.2 On 1<sup>st</sup> October 2019 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 0.65 miles West of Wolverhampton City Centre. It is in an area of predominantly residential properties.
- 1.4 The Order land is an end-terraced house built around 1900. It is a back of pavement property with a medium sized rear garden which is overgrown. An un-adopted track gives access to the rear of the property.
- 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 land and building has visible structural issues to roofs and the gable wall. Japanese Knotweed is also established in the rear garden of the property.
- 1.7 The Order land presents a visual detriment to local amenities.

## **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 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 10,500 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 the refurbishment of empty properties.
- 3.3 The Council asserts that the property will continue to be a drain on the public purse, is likely to attract nuisance/ crime, 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.

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 17 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.

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

- 7.1 The property was first brought to the attention of the Councils Empty Property Team on 7 February 2018.
- 7.2 Land Registry searches show the owner of 1 Clarendon Street, Wolverhampton, WV3 9PP to be SOHAN SINGH CHANNA of 84 Compton Road, Wolverhampton.
- 7.3 Council Tax records show that SOHAN SINGH CHANNA is deceased.
- 7.4 Council Tax records also give a personal representative contact address at another location in the city. However, it has been established that this address is not current, and the party concerned has not been appointed as an executor to the estate.
- 7.5 On 7 March 2018, a probate search was requested.
- 7.6 On 8 March 2018 a visit to the property identified that the property was in poor condition. Calling cards were left at the Order Property and the alternative address identified on Land Registry.
- 7.7 A statement of account was received from Council Tax confirming the position as of 8 March 2018.

- 7.8 As no response had been received to the calling cards and no executor had been established a Notice to Enter the property (Section 239 Housing Act 2004) was served 8 May 2018.
- 7.9 Following contact by a Pav Chana (Grandson of the deceased owner) an arranged meeting at the Order Property took place on 30 May 2018. The property was cluttered and in poor condition both internally and externally. Japanese Knotweed was identified in the rear garden. Mr Chana explained that the representatives were keen to resolve the matter. Mr Chana was advised to seek independent legal advice regarding the estate and power of attorney regarding the deceased owner's wife. It was agreed that further contact would be made in a month giving the family an opportunity to discuss the matter and appoint legal representation.
- 7.10 A copy of the probate listing was obtained by the Council for the deceased. A copy was sent to Mr Chana via email on 13 June 2018 to assist the family in making progress.
- 7.11 On 10 July 2018, an email was sent to Mr Chana requesting an update. There was no response.
- 7.12 On 6 September 2018, a telephone call to Mr Chana was not responded to.
- 7.13 On 5 November 2018, an email to Mr Chana set out the intention to serve a Section 215 Notice under the Town and Country Planning Act 1990. The email required works to tidy up the property be carried out to prevent formal action.

7.14 On 19 November 2018, a telephone call was received from Mr Chana. Mr Chana stated that a solicitor had been appointed and a plan had been put in place to refurbish the property. Problems with builders “lead in times” had delayed progress. Confirmation of the action taken was requested in writing/ by email. Confirmation was not received.

7.15 As no progress had been made at the Order Property a Section 215 Notice under the Town and Country Planning Act 1990 was served on 7 February 2019. The Notice would become effective on 11 March 2019 and required compliance by 11 June 2019. The works required to remove the detrimental effect of the property were –

1. Replace/ repair defective front guttering;
2. Repair/ renew defective verge fillets to main roof;
3. Repair/ replace/ rebuild, perished and bulging brick work to side elevation;
4. Single story rear addition roof – Remove shrubs growing on roof structure/ brickwork;
5. Single story rear addition roof – Repair roof structure and covering including flashings and verge fillets;
6. Rear two-story addition – Replace/ repair perished and defective brickwork to side and rear elevations;
7. Rear two-story addition – Repair roof to include verge fillet. Replace missing guttering;
8. Rear outhouse roof and structure – Carry out major repairs to main structure, roof, windows, doors and rainwater goods. Alternatively consider demolition;
9. Professionally remove and treat Japanese knotweed in rear garden and bring to a maintainable standard.

All waste materials arising from the works must be appropriately disposed of by a registered contractor.

Notices were served on all known contacts and interested parties.

7.16 On 7 June 2019, a telephone call was received from a Mrs Neetu Johal. Mrs Neetu requested that any action regarding the Section 215 Notice be stopped.

Again, plans for the property, timescales for implementation, and solicitor details were requested. No written confirmation was received.

7.17 On 19 July 2019, letters were sent to all known parties setting out the intention of the Council to progress a Compulsory Purchase Order. No responses were received.

7.18 On 1 October 2019, the Resources Panel of the Council authorised officers to progress the acquisition of the order property by negotiation of compulsory purchase if necessary. Following local press coverage of the Councils intended action, calls were received from a Mr and Mrs Chana and a Gurvinder Bassi of GLS Solicitors.

7.19 On 1 October 2019, an email from Gurvinder Bassi of GLS solicitors stated that he had provided advice to a Mr Davinder Singh Chana in respect of the Order Property.

7.20 On 9 October 2019, in a telephone conversation with Mr Bassi of GLS solicitors it was confirmed that he had been instructed in the matter. Confirmation of his instructions, schedules of works for the property, and timescales for completion were again requested in writing. No response was received.

7.21 On 8 November 2019, a letter to GLS Solicitors offered to acquire the property by negotiation in advance of a CPO. No response was received.

7.22 On 11 December 2019, a further letter was sent to GLS Solicitors offering to acquire the property by negotiation in advance of a CPO. No response was received.



## **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 1 Clarendon Street, Wolverhampton, WV3 9PP will not displace any person or business, as at the present time the property remains un-occupied and is likely to remain 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 It is possible that matters surrounding the estate and ownership will be resolved and the property will be brought back into use as a result of this Compulsorily Purchase action being pursued. However, as it is difficult to anticipate the matter being progressed without the prospect of formal action, and Compulsory Purchase is considered the most appropriate approach to ensuring that the blight and nuisance is removed. 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 It is the view of the Council that the parties with an interest in the property have had a reasonable opportunity to resolve matters.
- 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.

## Appendix 6

**STATEMENT OF ACCOUNT WITH REGARD TO COUNCIL TAX IN RESPECT OF  
1 CLARENDON STREET, WOLVERHAMPTON WV3 9PP**

Statement made by Jane Taylor – Team Leader: Recovery, Revenues and Benefits Division.

The following information comes from records held by the Revenues and Benefits Division with regard to Council tax for 1 Clarendon Street, Wolverhampton, WV3 9PP.

The records of council tax show the owner of 1 Clarendon Street, Wolverhampton to be Mr Sohan Singh Chana deceased.

The property has been classified for council tax purposes as unoccupied and empty since 23 February 2011

As the owner of the aforementioned property, the late Mr Chana has been held liable for council tax due on the property since 23 February 2011 onwards.

The late Mr Chana was made liable for the council tax after a land registry search was done in November 2011 which showed Mr Chana to be the owner still.

All council tax demands have been addressed to the 'Personal Reps (of) Sohan Singh Chana Decd'. Demands were issued to 4b York Avenue, Wolverhampton, WV3 9BU. This address was understood to be the property of the personal representative of the late Mr Chana who was understood to be his daughter in law, Vijay Kumarie Chana.

There have been no payments made towards the council tax charge due since 23 February 2011. Demand notices have been issued every financial year.

Attempt to contact the daughter in law was first made in January 2013. It was confirmed during that telephone call that the daughter in law was looking after the late Mr Chana's wife who is elderly. The daughter in law stated she was to contact the Valuation Officer Agency (VOA) to request that the property, 1 Clarendon Street, Wolverhampton, be removed from council tax banding.

No further contact was made until 29 August 2013, when officers from the council tax office attempted to contact the daughter in law by telephone. Unfortunately, they were unable to make contact and therefore a letter was issued asking the daughter in law to contact the council tax office to discuss the matter further.

A further letter was issued in June 2014 as there had been no further response, contact or payment.

On 13 September 2016 a visit was made to the property, 1 Clarendon Street, by one of the council tax inspectors. It was noted that the property had nets up at the windows and curtains closed. Attempts to contact anyone who may have been at the property were made but were not successful. The property was deemed to be still empty.

On 8 March 2018 the daughter in law was contacted by telephone by a recovery officer at the council tax office. It was established in that call that the daughter in law, Vijay Chana had been married to the late Mr Chana's son who had also sadly passed away. The daughter in law confirmed she was not the executor of the estate of the late Mr Sohan Singh Chana, she was only assisting her mother in law. It was established in this call that as far as the daughter in law was aware there was no will and probate had not been applied for. Checks through The Gazette and through the Government Probate records confirmed no listing for a will and/or probate. The daughter in law also confirmed that the late Mr Chana had passed away 24<sup>th</sup> or 28<sup>th</sup> August 1986, the wife of the late Mr Chana resided at another address in the City as was suffering from ill health. It was further established that the daughter in law believed there were other 5 sons and daughters of the late Mr Chana but she was not aware of their contact details, although it was stated it was believed they were in London.

The property was reported to the council's Empty Property team for further investigations in March 2018.

The Empty Property team reported back to the council tax office on 30 May 2018 that they had contacted Pav Chana actually at 1 Clarendon Street. He is stated to be the grandson of the late Mr Sohan Chana and was looking to resolve the situation in regard to the said property. Mr Pav Chana was advised by the empty property team officer to discuss the matter with family and seek independent legal advice on obtaining powers over the estate/affairs of the surviving wife of Sohan Chana (the wife was stated to be suffering with dementia). It was agreed to allow 1 month for the family to discuss and seek the relevant legal advice needed.

A further land registry was completed on 29 May 2019. This confirmed the property remained in the name of Mr Sohan Singh Chana.

Further checks were made through Electoral Registration on 24 July 2019 which confirmed the property, 1 Clarendon Street, to be void (empty).

It was established by the Council's Empty Property team that Letters of Administration had in fact been awarded to Mrs Jeet Kaur in 1987; Mrs Jeet Kaur being the wife of the late Mr Sohan Chana. The Empty Property team confirmed that the Council was seeking a Compulsory Purchase Order (CPO) on the property. This was noted by the council tax office on 13 August 2019

At present the property for council tax purposes is still deemed to be unoccupied and empty and attracting council tax due for the property at the full charge due plus 300% on top of the standard charge due to the time the property has been unoccupied and empty.

Jane Taylor

Team Leader – Recovery  
Revenues and Benefits Service

## Appendix 7

**City Housing Strategy 2019 – 2024: Better Homes for All**

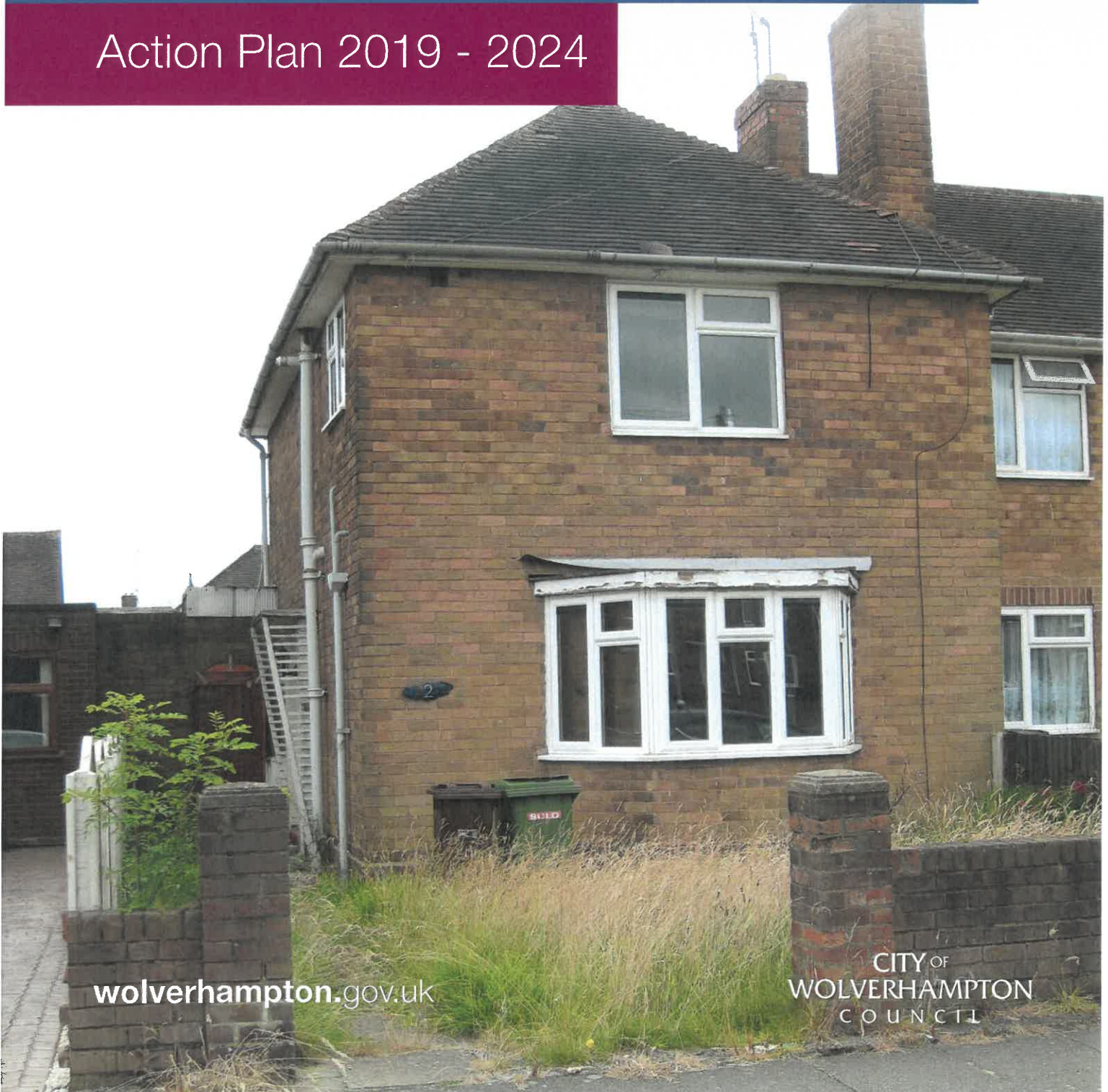
<b>Context</b>	<p>Vision 2030: A place where people come from far and wide to work, shop, study and enjoy our vibrant city. A thriving, international, 'smart city' - renowned for its booming economy and skilled workforce, rich diversity and a commitment to fairness and equality that ensures everyone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



## Appendix 8

# Empty Homes Policy and Strategy

Action Plan 2019 - 2024



[wolverhampton.gov.uk](http://wolverhampton.gov.uk)

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)
<b>10</b>	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
<b>11</b>	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
<b>12</b>	Identify opportunities to work with particular neighbourhoods to target work to tackle empty homes as part of other community initiatives	Empty Homes Officer
<b>13</b>	Explore options to assist first time buyers and/or key workers to purchase and occupy long-term empty homes	Empty Homes Officer
<b>14</b>	Explore the option of a Real Estate Investment Trust to own properties bought through willing sale or compulsory purchase	Service Manager
<b>15</b>	Monitor the use of Property Guardians in Wolverhampton and develop a protocol for working with any responsible companies	Empty Homes Officer
<b>16</b>	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**

  [WolverhamptonToday](#)  [Wolverhampton\\_Today](#)  [@WolvesCouncil](#)

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

## Appendix 9

## Summary of Housing Need in Wolverhampton and Housing Stock in the Park

### Ward

#### Waiting list / bedroom requirements:

<b>Bedrooms required</b>	<b>Total</b>
3-bedroom requirement	1980
All applicants	12510

*At 06.04.2021*

#### Park Ward Stock:

<b>Property type</b>	<b>No. of properties</b>
<b>House - End of terrace</b> 3 bed	<b>2</b>
<b>House - Semi-detached</b> 3 bed	<b>1</b>
<b>House - Terrace</b> 3 bed	<b>21</b>
<b>Total number of 3 bed houses</b>	<b>24</b>
<b>All ward stock</b>	<b>255</b>

*For period 01.04.2020 – 31.03.2021*

## Appendix 10

*Possible wife*

<p><b>Account Ref</b> 10740036701 - 2 <b>Period</b> 01-APR-1993 to (open) <b>Liabe Parties</b> Mrs Jeet Kaur Chana <b>Status</b> STATIC <b>Property Address</b> 84 Compton Road, Wolverhampton, WV3 9PS <b>Property Ref</b> 107400367 <b>UPRN</b> 100071148671 <b>Admin Area</b> Park Ward <b>Contact Address</b> 84 Compton Road, Wolverhampton, WV3 9PS</p>	<p><b>Key Details</b> <b>Balance</b> 0.00 <b>Designation</b> Domestic <b>Valuation Band</b> B <b>Profile</b> BEN ONE</p>	<p><b>Quick Links</b> CTR Transactions Letters Jobs Links Search Tasks System Notices (3) Audit Enquiry Pension Directory Northgate Known Issues Payment Run Details Quick Guide - 2017 Reliefs New Window</p>	<p><b>Account .</b> Terminate Maintain l Create Di Create Ex Create Ins Create Re Create Ac Contact D Create Nc</p>
---	--	--	---

*Not registered on Land Registry*

Liabe Parties

PIN	Liabe Party	Assigned From	Pri	Active Contact Address
91513	<u>Mrs Jeet Kaur Chana</u>	Named Occupant	<input checked="" type="checkbox"/>	84 Compton Road, Wolverhampton, WV3 9PS

1 - 1

Discounts and Exemptions

(None)

Disregard Discounts

(None)

Occupancy Periods

Occs	<u>Start</u> ↓	End	Discount	Disregard	Exempt	Verified	Description	Review Date	N Oc
1	01-APR-1993			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<u>Mr</u> <u>Kar</u> <u>Ch</u>

Responsible Parties

(None)

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## Appendix 11



# Official copy of register of title

Title number WM374385

Edition date 06.10.1993

- This official copy shows the entries on the register of title on 07 MAR 2018 at 10:13:47.
- 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 07 Mar 2018.
- 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 (10.03.1986) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Clarendon Street.

2 The land has the benefit of the rights granted by but is subject as mentioned in a Conveyance of the land in this title dated 29 May 1925 made between (1) Leopold Alfred Hartill and (2) Edward Morris (Purchaser) in the following terms:-

"TOGETHER with the right for the Purchaser his heirs executors administrators and assigns owners and occupiers for the time being of the hereditaments hereby conveyed at all times hereafter and for all purposes whatsoever to use the occupation road leading from Clarendon Street aforesaid along the southern side of the hereditaments hereby conveyed to the rear of the said hereditaments.

TOGETHER with and SUBJECT to all such rights of way water light air drainage and other easements or quasi-easements and privileges as have hitherto been used and enjoyed in common by the hereditaments hereby conveyed and the adjoining hereditaments Numbered 2 Clarendon Street aforesaid AND SUBJECT ALSO to the right of the owner or owners for the time being of the said adjoining hereditaments to pass and repass over and along the right of way leading from the said occupation road on the southwardly side of the hereditaments hereby conveyed along the rear of the said hereditaments to Number 2 Clarendon Street aforesaid such owner or owners paying his or their proportionate part of the expense of keeping such right of way in proper repair and condition."

3 The Conveyance dated 29 May 1925 referred to above contains the following provision:-

"AND IT IS AGREED AND DECLARED that the wall dividing the hereditaments hereby conveyed from the adjoining hereditaments Number 2 Clarendon Street aforesaid shall be and for ever hereafter remain a party wall and repairable and maintainable as such."

Title number WM374385

## 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 (10.03.1986) Proprietor: SOHAN SINGH CHANA of 84 Compton Road, Wolverhampton.
- 2 (06.11.1990) CREDITORS' NOTICE in respect of a petition in bankruptcy presented in the Birmingham County Court (Court Reference Number 326/1990) protecting the rights of all creditors (Land Charges Reference Number PA PAB22730/90).

End of register



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.

**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 07 March 2018 shows the state of this title plan on 07 March 2018 at 10:13:47. 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 SO 9098 SECTION B  
WEST MIDLANDS  
WOLVERHAMPTON DISTRICT Scale 1/1250



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Chesham, Surrey, 1967 for HM/LR  
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## TITLE No. WM374385



0 5 10 15 20 25 30 35 40 50m

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Data last updated 10:00pm 06 MARCH, 2018

Map scale 1:1250

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112711 Ring Nakie S839 Looking to Pursue

Account Ref	61234561334 - 8	Key Details	Quick Links	Account.
Period	23-FEB-2011 to (open)	Balance 11,046.65	Letters	Terminate
Liabile Parties	Personal-Reps Sohan Singh Chana Decd	Designation Domestic Valuation Band A Disc/Exempt PREM50 Profile EXORS A/C	Jobs Links Search Tasks System Notices (3) Audit Enquiry Pension Directory Northgate Known Issues Payment Run Details Quick Guide - 2017 Reliefs New Window	Maintain I Create Di Create Ex Create Ins Create Ac Contact D Create Nc
Status	STATIC			
Property Address	1 Clarendon Street, Wolverhampton, WV3 9PP			
Property Ref	102100012			
UPRN	100071147172			
Admin Area	Park Ward			
Contact Address	4b York Avenue, Wolverhampton, WV3 9BU			

Liabile Parties

PIN	Liabile Party	Assigned From	Pri	Active Contact
136443	Personal-Reps Sohan Singh Chana Decd	Responsible Party	<input checked="" type="checkbox"/>	4b York Avenue, Wolver

Discounts and Exemptions

Type	Description	Value	Start ↓	End	Verific
PREM50	Long Term Empty Property Premium	-50.00%	01-APR-2013		<input type="checkbox"/>
PCLC	Long Term Empty	0.00%	23-AUG-2011	31-MAR-2013	<input type="checkbox"/>
CLASS C	Empty & Unfurnished	100.00%	23-FEB-2011	22-AUG-2011	<input type="checkbox"/>

Disregard Discounts

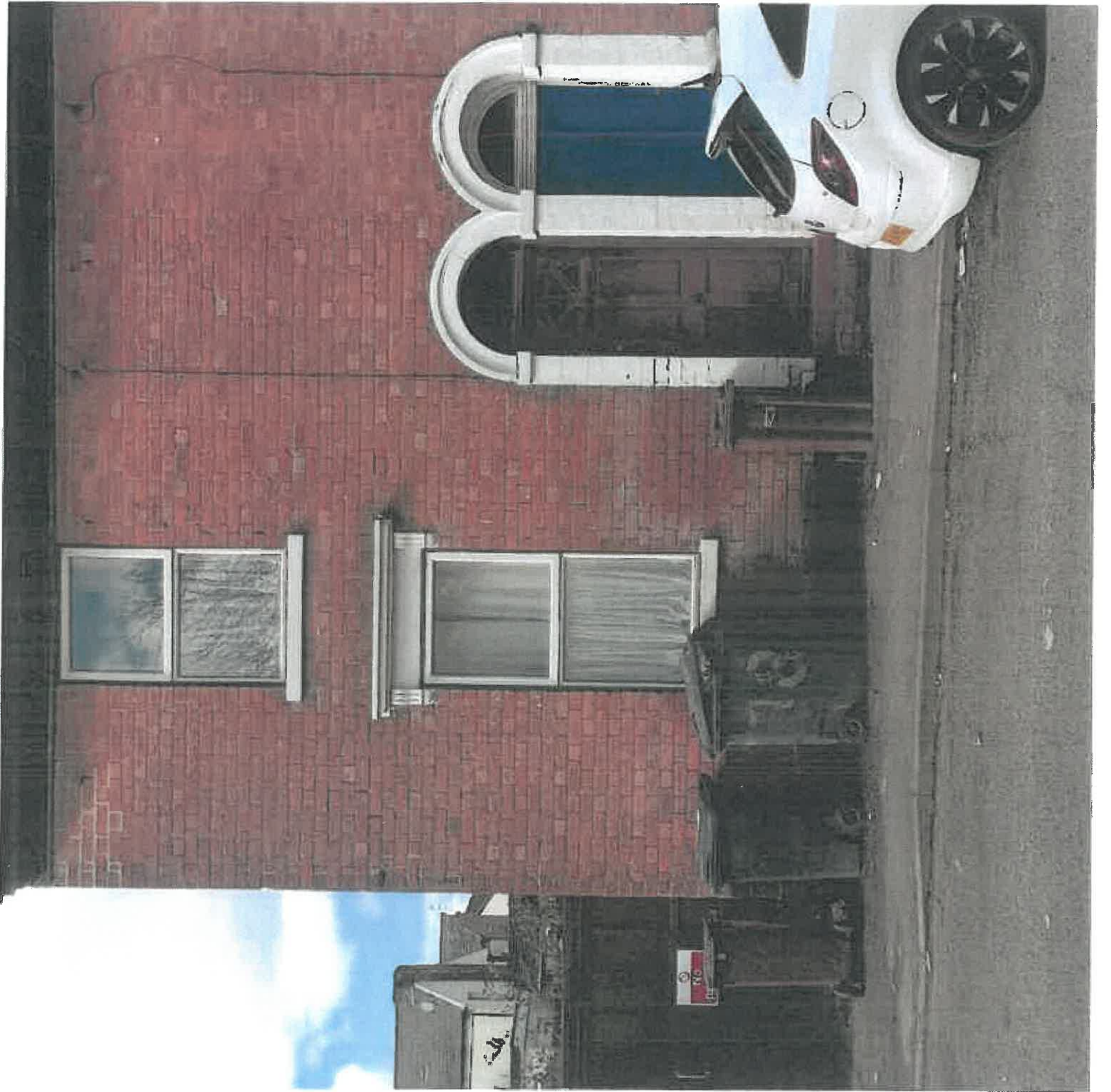
(None)

Occupancy Periods

Occs	Start ↓	End	Discount	Disregard	Exempt	Verified	Description	F
0	01-APR-2013		PREM50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		0
0	23-AUG-2011	31-MAR-2013	PCLC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2
0	23-FEB-2011	22-AUG-2011		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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## Appendix 12





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Appendix 13

**Richard Long**

---

**From:** Jacqueline Clews  
**Sent:** 08 March 2018 15:34  
**To:** Richard Long  
**Subject:** 61234561334-8 : 1 Clarendon Street, Wolverhampton [RESTRICTED]  
**Attachments:** xct001\_4429076.rtf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**RESTRICTED**

Hi Richard,

As per conversation earlier the above account is open and has an o/s balance up to 31/03/2017 = £9319.04  
2018 charge will increase the total balance to £11046.65.

Sohan Singh Chana named as proprietor as per Land Reg records.

Statement of account attached.

Contact address on Council Tax account is for a Mrs Vijay Kurnarie Chana. Checked address we hold on account for Vijay Chana and she vacated that address 09/03/2011 her current address is 26 Church Road, Oxley. Tel no 07930186391.

I have spoken to Mrs Vijay Chana who advised that she was married to Sohan Chana's son Didar Chana, Didar passed away 31/05/2008. She is NOT executor of Sohan's estate and simply helps mother in law Jeet Kaur Chana.

Vijay advised that Sohan Chana passed away 24th or 28th August 1986, his wife Jeet Kaur Chana is res at 84 Compton Road she suffers from dementia.

As far as Vijay Chana is aware there was no will and probate was not applied for. Checked London Gazette and nothing found also checked Gov.uk no entry for Sohan Singh Chana.

Asked Vijay if any other sons or daughters thought about 5 but did not know where they live she thinks that they could be in London.

Checked ben history on 84 Compton Road where Jeet Kaur Chana resides and previously ND res by name of Jasvinder Chana who left prop 18/07/20014 was res at 251-253 Tetterhall Road and has a correspondence address of 3 Glenthorne Close, Lanesfield.WV4 6BX. No longer res at either property and no forwarding address.

Hope this info helps.

Regards

Jacqueline Clews  
Assessment and Recovery Officer  
Tel. Office: 01902 555839

**CITY OF WOLVERHAMPTON COUNCIL**  
**DELIVERY DEPARTMENT**  
Revenues & Benefits Services, P.O. Box 250, Wolverhampton, WV2 1AX

**STATEMENT OF ACCOUNT      2017**

Personal-Reps Sohan Singh Chana Decd  
4b York Avenue  
Wolverhampton  
WV3 9BU

Property Address  
1 Clarendon Street  
Wolverhampton  
WV3 9PP

Date of issue 08-MAR-2018

Account No. 612345613348

Period		CHARGES DUE	TAX BAND A
			£
		Balance brought forward from previous years, if any	7664.24
01-APR-2017	31-MAR-2018	Opening Liability (Or Debit)	1103.20
01-APR-2017	31-MAR-2018	Long Term Empty Property - 50% Premium	551.60

**PAYMENTS RECEIVED DURING THE FINANCIAL YEAR STARTING 1<sup>ST</sup> APRIL 2017**

**TOTAL ACCOUNT BALANCE AS AT 08-MAR-2018 : £11046.65**

Enquiries regarding this statement can be made at Customer Services, Ground Floor, Civic Centre, Wolverhampton or by telephoning (01902) 551166.

Appendix 14

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

To: **The Personal Representatives – Sohan Singh Chana (Decd)**

Of: **84 Compton Road, Wolverhampton. WV3 9PS**

You are an interested party in relation to the premises known as:

**1 Clarendon Street, Wolverhampton. WV3 9PP**

Under Section 239 of the Housing Act 2004, I **Richard Long** being a person authorised in writing by Wolverhampton City Council, intend on **22 May 2018 at 9.30am**

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

8 May 2018

Signed: .....

**Designation: Housing Improvement Officer**  
The Officer appointed for this purpose

Please address any communication to:-

**Private Sector Housing Team, 2<sup>nd</sup> Floor, Civic Centre, St Peters Square, Wolverhampton, WV1 1RP**  
Tel – **01902 555705** e-mail [privatesectorhousingteam@wolverhampton.gov.uk](mailto:privatesectorhousingteam@wolverhampton.gov.uk)

**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.

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

To: **The Personal Representatives – Sohan Singh Chana (Decd)**

Of: **84 Compton Road, Wolverhampton. WV3 9PS**

You are an interested party in relation to the premises known as:

**1 Clarendon Street, Wolverhampton. WV3 9PP**

Under Section 239 of the Housing Act 2004, I **Richard Long** being a person authorised in writing by Wolverhampton City Council, intend on **22 May 2018 at 9.30am**

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

8 May 2018

Signed:  .....

Designation: **Housing Improvement Officer**  
The Officer appointed for this purpose

Please address any communication to:-

**Private Sector Housing Team, 2<sup>nd</sup> Floor, Civic Centre, St Peters Square, Wolverhampton, WV1 1RP**  
Tel – 01902 555705 e-mail [privatesectorhousingteam@wolverhampton.gov.uk](mailto:privatesectorhousingteam@wolverhampton.gov.uk)

**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.

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

To: **The Owner**

Of: **1 Clarendon Street, Wolverhampton. WV3 9PP**

You are the owner of the premises known as:

**1 Clarendon Street, Wolverhampton. WV3 9PP**

Under Section 239 of the Housing Act 2004, I **Richard Long** being a person authorised in writing by Wolverhampton City Council, intend on **22/05/2018 at 9.30am**

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

Date: 8.5.18

Signed:  .....

Designation: **Housing Improvement Officer**  
The Officer appointed for this purpose

Please address any communication to:-

**Private Sector Housing Team, 2<sup>nd</sup> Floor, Civic Centre, St Peters Square, Wolverhampton, WV1 1RP**  
Tel – 01902 555705 e-mail [privatesectorhousingteam@wolverhampton.gov.uk](mailto:privatesectorhousingteam@wolverhampton.gov.uk)

**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.

Notice Served – Section 239 of the Housing Act 2004

C O U N C I L

CITY OF WOLVERHAMPTON

Property/ Land – 1 Clarendon Street, Wolverhampton. WV3 9PP

IDOX Ref –

Parties and Address Served on	Method	Date	Time	Officer
The Owner - 1 Clarendon Street, Wolverhampton. WV3 9PP	Fixed to property	8/5/18	3.30 pm	Richard Long
The Personal Representatives – Sohan Singh Chana (Decd) - 84 Compton Road, Wolverhampton. WV3 9PS	By Hand	8/5/18	3.35 pm	Richard Long
The Personal Representatives – Sohan Singh Chana (Decd) – 1 Clarendon Street, Wolverhampton. WV3 9PP	By Hand	8/5/18	3.30 pm	Richard Long

I HEREBY CERTIFY THAT THE ABOVE DETAILS ARE CORRECT AND THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL NOTICE/ORDER SERVED

SIGNED 

DATED 8/5/18





08 05 2018 15 29

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## Appendix 15

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**Richard Long**

---

**From:** Richard Long  
**Sent:** 13 June 2018 15:20  
**To:** 'chana642@hotmail.com'  
**Subject:** 1 Clarendon Street [PROTECT]  
**Attachments:** Probate copy COW229108g.pdf

**PROTECT**

Dear Mr Chana

I hope you are well.

I have recently managed to obtain a copy of the probate listing for the property, and have attached this as it may be useful when you obtain legal advice on the matter.

I look forward to hearing from you.

Kind regards

Richard Long  
Housing Improvement Officer  
Tel. Office: 01902 555705  
Tel. Mobile: 07717 732953

E-mail: [Richard.Long@wolverhampton.gov.uk](mailto:Richard.Long@wolverhampton.gov.uk)  
City of Wolverhampton Council

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**In the High Court of Justice**

**The District Probate Registry at BIRMINGHAM**

BE IT KNOWN that SOHAN SINGH CHANA of 84 Compton Road  
Chapel Ash Wolverhampton West Midlands

died on the 24th day of August 1986

domiciled in England and Wales

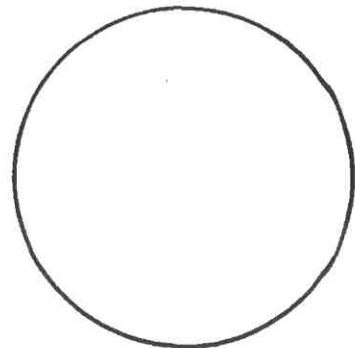
intestate

AND BE IT FURTHER KNOWN that at the date hereunder written Letters of Administration of all the  
estate which by law devolves to and vests in the personal  
representative of the said intestate were granted by the High Court of Justice at the said Registry  
to JEET KAUR of 84 Compton Road aforesaid

*It is hereby certified that it appears from information supplied on the application for this grant that the gross value  
of the said estate in the United Kingdom  
does not exceed/amounts to £ 40000.00 and that the net value of such estate  
does not exceed/amounts to £ 25000.00*

Dated the 26<sup>th</sup> day of June 1987

District Registrar.



Admon.

Extracted by Mandla & Co  
19 Soho Road Handsworth Birmingham B21 9SN

DR6

62  
VM



HM Courts  
& Tribunals  
Service

Thank you for downloading a copy of the Grant of Letters of Administration from our records.

We are unable to provide you with a copy of a will for the deceased

The reason for this is that the Grant that issued in this case is a Grant of Letters of Administration. This is a legal document issued by a Probate Registry when a person has died without making a valid will (called intestate) and is issued to an administrator of the estate. This is usually the lawful spouse if any, or nearest blood relative.

Appendix 16

**Richard Long**

---

**From:** Richard Long  
**Sent:** 05 November 2018 14:51  
**To:** chana642@hotmail.com  
**Subject:** 1 Clarendon Street  
**Attachments:** DSCN0557.jpg; DSCN0556.jpg; DSCN0555.jpg; DSCN0554.jpg; DSCN0553.jpg; DSCN0551.jpg; DSCN0552.jpg

Dear Mr Chana

I do not appear to getting a response from my email and telephone messages.

Without sufficient progress, I will have no option but to again serve notice on the property to remedy the effect that the property is having on the area.

Where I do not have a defined contact address, the Notice will be fixed externally at the premises.

The main issues are –

1. Defective front guttering;
2. Defective verge fillets to roof;
3. Defective, perished and bulging brick work to side elevation;
4. Defective single story rear addition roof with shrubs growing on roof structure/ brickwork;
5. Rear two story addition perished and defective brickwork to side and rear elevations;
6. Rear outhouse roof and structure requiring major repair or demolition;
7. Japanese knotweed in rear garden.

If I do not receive evidence that a plan is in place to remedy the above within 14 days, I will have no option but to serve Notice under Section 215 of the Town and Country Planning Act 1990.

I look forward to hearing from you.

Yours sincerely

Richard Long  
Housing Improvement Officer  
Tel. Office: 01902 555705  
Tel. Mobile: 07717 732953

E-mail: [Richard.Long@wolverhampton.gov.uk](mailto:Richard.Long@wolverhampton.gov.uk)  
City of Wolverhampton Council

## Appendix 17



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**CITY OF WOLVERHAMPTON COUNCIL**  
**TOWN AND COUNTRY PLANNING ACT 1990**  
**NOTICE REQUIRING THE PROPER MAINTENANCE OF LAND**

To: THE OWNER(S) - 1 Clarendon Street, Wolverhampton, WV3 9PP

THE PERSONAL REPRESENTATIVES OF THE OWNER – 1 Clarendon Street,  
Wolverhampton, WV3 9PP

SOHAN SINGH CHANA - 84 Compton Road, Wolverhampton. WV3 9PS

BIRMINGHAM COUNTY COURT - (Court Reference Number 326/1990) protecting  
the rights of all creditors (Land Charges Reference Number PA PAB22730/90).

- (1) The City of Wolverhampton Council (hereinafter called "the Council") is the Local Planning Authority (inter alia) for the purposes of the provisions of Section 215 of the Town and Country Planning Act 1990 (hereinafter called "the Act").
- (2) You are the owner of **1 Clarendon Street, Wolverhampton, WV3 9PP** (hereinafter called "the land") more particularly shown edged with a red solid line on the attached plan.
- (3) It appears to the Council that the amenity of part of their area is adversely affected by the condition of the land

**NOW THEREFORE** the Council in pursuance of their powers contained in the said Section 215 **HEREBY REQUIRE YOU** to take such steps as are set out in the schedule hereto to remedy the said adverse effect within **Three months** from the date on which this Notice takes effect (**11 June 2019**).

**THIS NOTICE SHALL TAKE EFFECT** subject to the provisions of Section 217(3) of the Act,

on **11<sup>th</sup> March 2019**

**SCHEDULE OF WORKS**

The required works are -

1. Replace/ repair defective front guttering;
2. Repair/ renew defective verge fillets to main roof;
3. Repair/ replace/ rebuild, perished and bulging brick work to side elevation;
4. Single story rear addition roof – Remove shrubs growing on roof structure/ brickwork;
5. Single story rear addition roof – Repair roof structure and covering including flashings and verge fillets;
6. Rear two story addition – Replace/ repair perished and defective brickwork to side and rear elevations;
7. Rear two story addition – Repair roof to include verge fillet. Replace missing guttering;
8. Rear outhouse roof and structure – Carry out major repairs to main structure, roof, windows, doors and rainwater goods. Alternatively consider demolition;

## EXTRACTS FROM THE TOWN AND COUNTRY PLANNING ACT 1990

### Penalty for Non-Compliance with S.215 Notice

216. (1) The provisions of this section shall have effect where a notice has been served under Section 215.
- (2) If any owner or occupier of the land on whom the notice was served fails to take steps required by the notice within the period specified in it for compliance with it, he shall be guilty of an offence and liable on summary conviction to a fine not exceeding £1,000.
- (3) Where proceedings have been brought under subsection (2) against a person as the owner of the land and he has, at some time before the end of the compliance period, ceased to be the owner of the land, if he –
- (a) duly lays information to that effect, and
  - (b) gives the prosecution not less than three clear days' notice of his intention,
- he shall be entitled to have the person who then becomes the owner of the land brought before the court in the proceedings.
- (4) Where proceedings have been brought under subsection (2) against a person as the occupier of the land and he has, at some time before the end of the compliance period, ceased to be the occupier of the land, if he –
- (a) duly lays information to that effect and,
  - (b) gives the prosecution not less than three clear days' notice of his intention.
- He shall be entitled to have brought before the court in the proceedings the person who then became the occupier of the land or, if nobody then became the occupier, the person who is the owner at the date of the notice.
- (5) Where in such proceedings –
- (a) it has been proved that any steps required by the notice under Section 215 have not been taken within the compliance period, and
  - (b) the original defendant proves that the failure to take those steps was attributable, in whole or in part, to the default of a person specified in a notice under subsection (3) or (4) –
- then –
- (i) that person may be convicted of the offence; and
  - (ii) if the original defendant also proves that he took all reasonable steps to ensure compliance with the notice, he shall be acquitted of the offence.

- (6) Where any person has appealed to a magistrates' court under this section against a notice, neither that person nor any other shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed.

#### **Further Appeal to the Crown Court**

218. Where an appeal has been brought under Section 217, an appeal against the decision of the magistrates' court on that appeal may be brought to the Crown Court by the appellant or by the local planning authority who served the notice in question under Section 215.

#### **Execution and Cost of Works Required by S.215 Notice**

219. (1) If, within the period specified in a notice under Section 215 in accordance with subsection (2) of that section, or within such extended period as the local planning authority who served the notice may allow, any steps required by the notice to be taken have not been taken, the local planning authority who served the notice may –

- (a) enter the land and take those steps, and
- (b) recover from the person who is then the owner of the land any expenses reasonably incurred by them in doing so.

- (2) Where a notice has been served under Section 215 -

- (a) any expenses incurred by the owner, or occupier of any land for the purpose of complying with the notice, and
- (b) any sums paid by the owner of any land under subsection (1) in respect of expenses incurred by the local planning authority in taking steps required by such a notice,

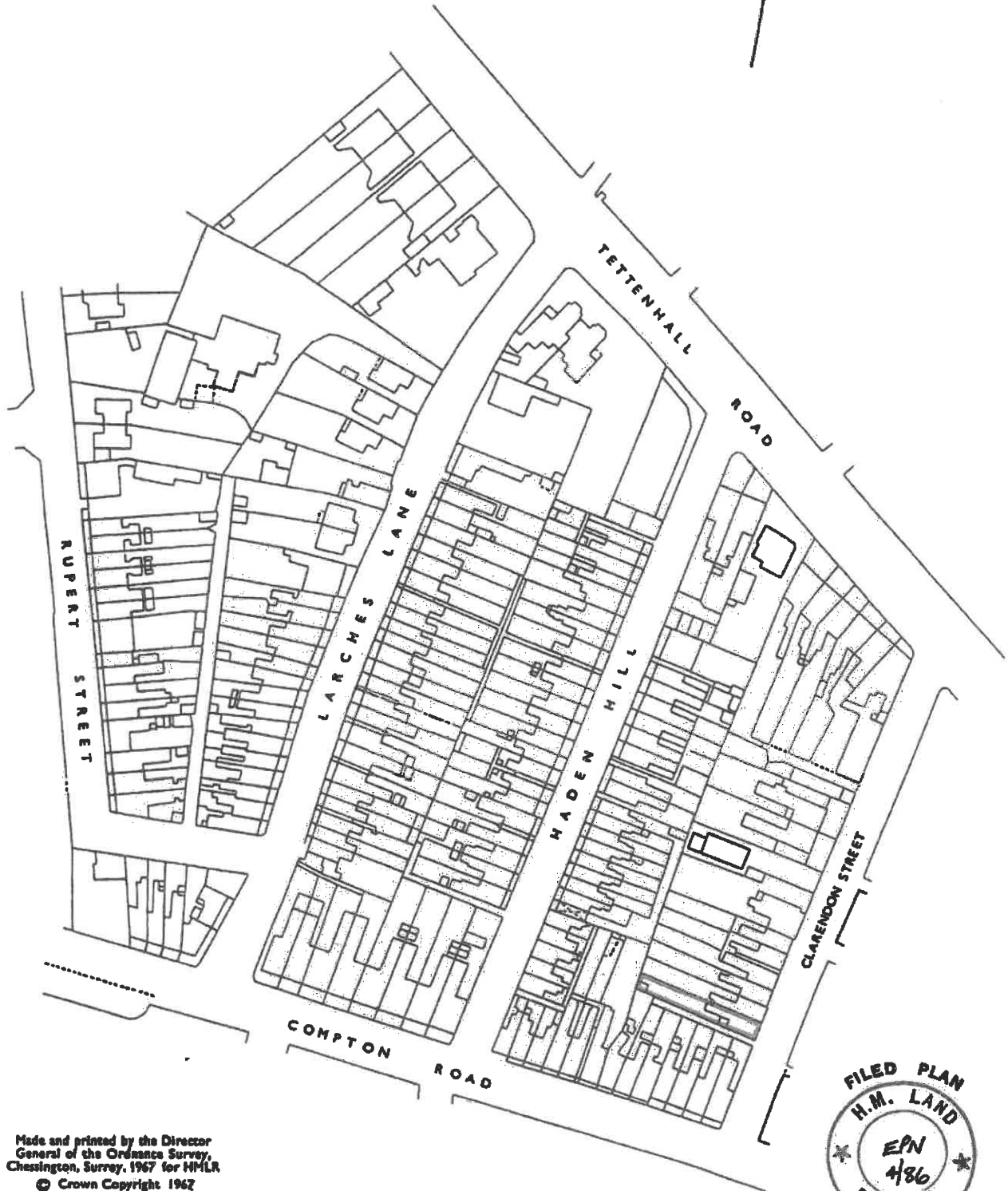
shall be deemed to be incurred or paid for the use and at the request of the person who caused or permitted the land to come to be in the condition in which it was when the notice was served.

- (3) Regulations made under this Act may provide that –

- (a) section 276 of the Public Health Act 1936 (power of local authorities to sell materials removed in executing works under that Act subject to accounting for the proceeds of sale);
- (b) section 298 of that Act (power to require the occupier of any premises to permit works to be executed by the owner of the premises); or
- (c) section 29 4 of that Act (limit on liability of persons holding premises as agents or trustees in respect of the expenses recoverable under that Act),

# H. M. LAND REGISTRY

Ⓢ NATIONAL GRID PLAN SO 9098 SECTION B  
WEST MIDLANDS  
WOLVERHAMPTON DISTRICT Scale 1/1250



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## TITLE No. WM374385

121

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**CITY OF WOLVERHAMPTON COUNCIL**  
**TOWN AND COUNTRY PLANNING ACT 1990**  
**NOTICE REQUIRING THE PROPER MAINTENANCE OF LAND**

To: THE OWNER(s) **1 Clarendon Street, Wolverhampton, WV3 9PP**

- (1) The City of Wolverhampton Council (hereinafter called "the Council") is the Local Planning Authority (inter alia) for the purposes of the provisions of Section 215 of the Town and Country Planning Act 1990 (hereinafter called "the Act").
- (2) You are the owner of **1 Clarendon Street, Wolverhampton, WV3 9PP** (hereinafter called "the land") more particularly shown edged with a red solid line on the attached plan.
- (3) It appears to the Council that the amenity of part of their area is adversely affected by the condition of the land

**NOW THEREFORE** the Council in pursuance of their powers contained in the said Section 215 **HEREBY REQUIRE YOU** to take such steps as are set out in the schedule hereto to remedy the said adverse effect within **Three months** from the date on which this Notice takes effect (**11 June 2019**).

**THIS NOTICE SHALL TAKE EFFECT** subject to the provisions of Section 217(3) of the Act,  
on **11<sup>th</sup> March 2019**

**SCHEDULE OF WORKS**


The required works are -

- 1. Replace/ repair defective front guttering;
- 2. Repair/ renew defective verge fillets to main roof;
- 3. Repair/ replace/ rebuild, perished and bulging brick work to side elevation;
- 4. Single story rear addition roof – Remove shrubs growing on roof structure/ brickwork;
- 5. Single story rear addition roof – Repair roof structure and covering including flashings and verge fillets;
- 6. Rear two story addition – Replace/ repair perished and defective brickwork to side and rear elevations;
- 7. Rear two story addition – Repair roof to include verge fillet. Replace missing guttering;
- 8. Rear outhouse roof and structure – Carry out major repairs to main structure, roof, windows, doors and rainwater goods. Alternatively consider demolition;
- 9. Professionally remove and treat Japanese knotweed in rear garden and bring to a maintainable standard.

Note – All waste materials arising from the works must be appropriately disposed of by a registered contractor.

Site

Dated - 6<sup>th</sup> February 2019

Signed.....

Mrs Ravi Phull  
Service Manager – Private Sector Housing  
Civic Centre  
St Peters Square  
Wolverhampton  
WV1 1RP

The officer dealing with this matter is: Richard Long  
Telephone: 01902 555705

123

## EXTRACTS FROM THE TOWN AND COUNTRY PLANNING ACT 1990

### Penalty for Non-Compliance with S.215 Notice

216. (1) The provisions of this section shall have effect where a notice has been served under Section 215.
- (2) If any owner or occupier of the land on whom the notice was served fails to take steps required by the notice within the period specified in it for compliance with it, he shall be guilty of an offence and liable on summary conviction to a fine not exceeding £1,000.
- (3) Where proceedings have been brought under subsection (2) against a person as the owner of the land and he has, at some time before the end of the compliance period, ceased to be the owner of the land, if he –
- (a) duly lays information to that effect, and
  - (b) gives the prosecution not less than three clear days' notice of his intention,
- he shall be entitled to have the person who then becomes the owner of the land brought before the court in the proceedings.
- (4) Where proceedings have been brought under subsection (2) against a person as the occupier of the land and he has, at some time before the end of the compliance period, ceased to be the occupier of the land, if he –
- (a) duly lays information to that effect and,
  - (b) gives the prosecution not less than three clear days' notice of his intention.
- He shall be entitled to have brought before the court in the proceedings the person who then became the occupier of the land or, if nobody then became the occupier, the person who is the owner at the date of the notice.
- (5) Where in such proceedings –
- (a) it has been proved that any steps required by the notice under Section 215 have not been taken within the compliance period, and
  - (b) the original defendant proves that the failure to take those steps was attributable, in whole or in part, to the default of a person specified in a notice under subsection (3) or (4) –
- then –
- (i) that person may be convicted of the offence; and
  - (ii) if the original defendant also proves that he took all reasonable steps to ensure compliance with the notice, he shall be acquitted of the offence.

- (6) If, after a person has been convicted under the previous provisions of this section, he does not as soon as practicable do everything in his power to secure compliance with the notice, he shall be guilty of a further offence and liable on summary conviction to a fine not exceeding £100 for each day following his first conviction on which any of the requirements of the notice remain unfulfilled.
- (7) Any reference in this section to the compliance period, in relation to a notice, is a reference to the period specified in the notice for compliance with it or such extended period as the local planning authority who served the notice may allow for compliance.

### **Appeal to Magistrates' Court Against S.215 Notice**

217. (1) A person on whom a notice under Section 215 is served, or any other person having an interest in the land to which the notice relates, may, at any time within the period specified in the notice as the period at the end of which is to take effect, appeal against the notice on any of the following grounds –
- (a) that the condition of the land to which the notice relates does not adversely affect the amenity of any part of the area of the local planning authority who served the notice, or of any adjoining area;
  - (b) that the condition of the land to which the notice relates is attributable to, and such as results in the ordinary course of events from, the carrying on of operations or a use of land which is not in contravention of Part III;
  - (c) that the requirements of the notice exceed what is necessary for preventing the condition of the land from adversely affecting the amenity of any part of the area of the local planning authority who served the notice, or of any adjoining area;
  - (d) that the period specified in the notice as the period within which any steps required by the notice are to be taken falls short of what should reasonably be allowed.
- (2) Any appeal under this section shall be made to a magistrates' court acting for the petty sessions area in which the land in question is situated.
  - (3) Where such an appeal is brought, the notice to which it relates should be of no effect pending the final determination or withdrawal of the appeal.
  - (4) On such an appeal the magistrates' court may correct any informality, defect or error in the notice if satisfied that the informality, defect or error is not material.
  - (5) On the determination of such an appeal the magistrates' court shall give directions for giving effect to their determination, including, where appropriate, directions for quashing the notice or for varying the terms of the notice in favour of the appellant.



- (6) Where any person has appealed to a magistrates' court under this section against a notice, neither that person nor any other shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed.

### **Further Appeal to the Crown Court**

218. Where an appeal has been brought under Section 217, an appeal against the decision of the magistrates' court on that appeal may be brought to the Crown Court by the appellant or by the local planning authority who served the notice in question under Section 215.

### **Execution and Cost of Works Required by S.215 Notice**

219. (1) If, within the period specified in a notice under Section 215 in accordance with subsection (2) of that section, or within such extended period as the local planning authority who served the notice may allow, any steps required by the notice to be taken have not been taken, the local planning authority who served the notice may –
- (a) enter the land and take those steps, and
  - (b) recover from the person who is then the owner of the land any expenses reasonably incurred by them in doing so.
- (2) Where a notice has been served under Section 215 –
- (a) any expenses incurred by the owner, or occupier of any land for the purpose of complying with the notice, and
  - (b) any sums paid by the owner of any land under subsection (1) in respect of expenses incurred by the local planning authority in taking steps required by such a notice,
- shall be deemed to be incurred or paid for the use and at the request of the person who caused or permitted the land to come to be in the condition in which it was when the notice was served.
- (3) Regulations made under this Act may provide that –
- (a) section 276 of the Public Health Act 1936 (power of local authorities to sell materials removed in executing works under that Act subject to accounting for the proceeds of sale);
  - (b) section 298 of that Act (power to require the occupier of any premises to permit works to be executed by the owner of the premises); or
  - (c) section 29 4 of that Act (limit on liability of persons holding premises as agents or trustees in respect of the expenses recoverable under that Act),

shall apply, subject to such adaptations and modifications as may be specified in the regulations, in relation to any steps required to be taken by a notice under Section 215.

- (4) Regulations under subsection (3) applying section 289 of the Public Health Act 1936 may include adaptations and modifications for the purpose of giving the owner of land to which a notice under Section 215 relates the right, as against all other persons interested in the land, to comply with the requirements of the enforcement notice.
- (5) Regulations under subsection (3) may also provide for the charging on the land of any expenses recoverable by the local authority under subsection (1).
- (6) Where by virtue of this section any expenses are recoverable by a local planning authority, those expenses shall be recoverable as a simple contract debt in any court of competent jurisdiction.

# H. M. LAND REGISTRY

Ⓢ NATIONAL GRID PLAN SO 9098 SECTION B  
WEST MIDLANDS  
WOLVERHAMPTON DISTRICT Scale 1/1250



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## TITLE No. WM374385

This official copy is incomplete without the preceding notes page.

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6 February 2019

CITY OF  
**WOLVERHAMPTON**  
COUNCIL

SOHAN SINGH CHANA  
84 Compton Road,  
Wolverhampton.  
WV3 9PS

Dear Sir/ Madam

**1 CLARENDON STREET, WOLVERHAMPTON, WV3 9PP (TITLE WM374385)**

I have not received a response to my email dated 5 November 2018 (copy enclosed).

You will now find enclosed with this letter a further formal Notice pursuant to Section 215 of the Town and Country Planning Act 1990 (as amended), together with information concerning your right of appeal to the Magistrates Court.

The Notice gives you a further and final opportunity to carry out the list of requirements that I consider are the minimum works required to bring the property back to a reasonable standard and which will rectify the adverse effects your property is having on the amenity of the neighbourhood.

Should the Notice not be fully complied with, either or all of these actions may be pursued as follows:

1. A prosecution in the Magistrates Court for non-compliance with the s215 Notice – which could result in a substantial fine if found guilty of an offence.
2. The Council carrying out the works required by the Notice followed by action in the County Court to recover, from you, all expenses and costs reasonably incurred by such action.
3. Registration with HM Land Registry of a charge on your property, recoverable should your property be sold.

I must make clear that unless the requirements of the Notice are complied with in full within the specified period, I will proceed with a course of action described.

You may appeal to the magistrate's court against the notice prior to the date that the Notice takes effect. Details of how to appeal and grounds by which an appeal may be made are included within the notes included with the Notice.

You are advised to take the required action to resolve this matter as detailed in the notice as soon as possible. The Council is concurrently considering the use of

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

 [wolverhampton.gov.uk](http://wolverhampton.gov.uk)

 @WolvesCouncil

 WolverhamptonToday

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**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**CITY OF WOLVERHAMPTON COUNCIL**  
**TOWN AND COUNTRY PLANNING ACT 1990**  
**NOTICE REQUIRING THE PROPER MAINTENANCE OF LAND**

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BIRMINGHAM COUNTY COURT - (Court Reference Number 326/1990) protecting  
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on **11<sup>th</sup> March 2019**

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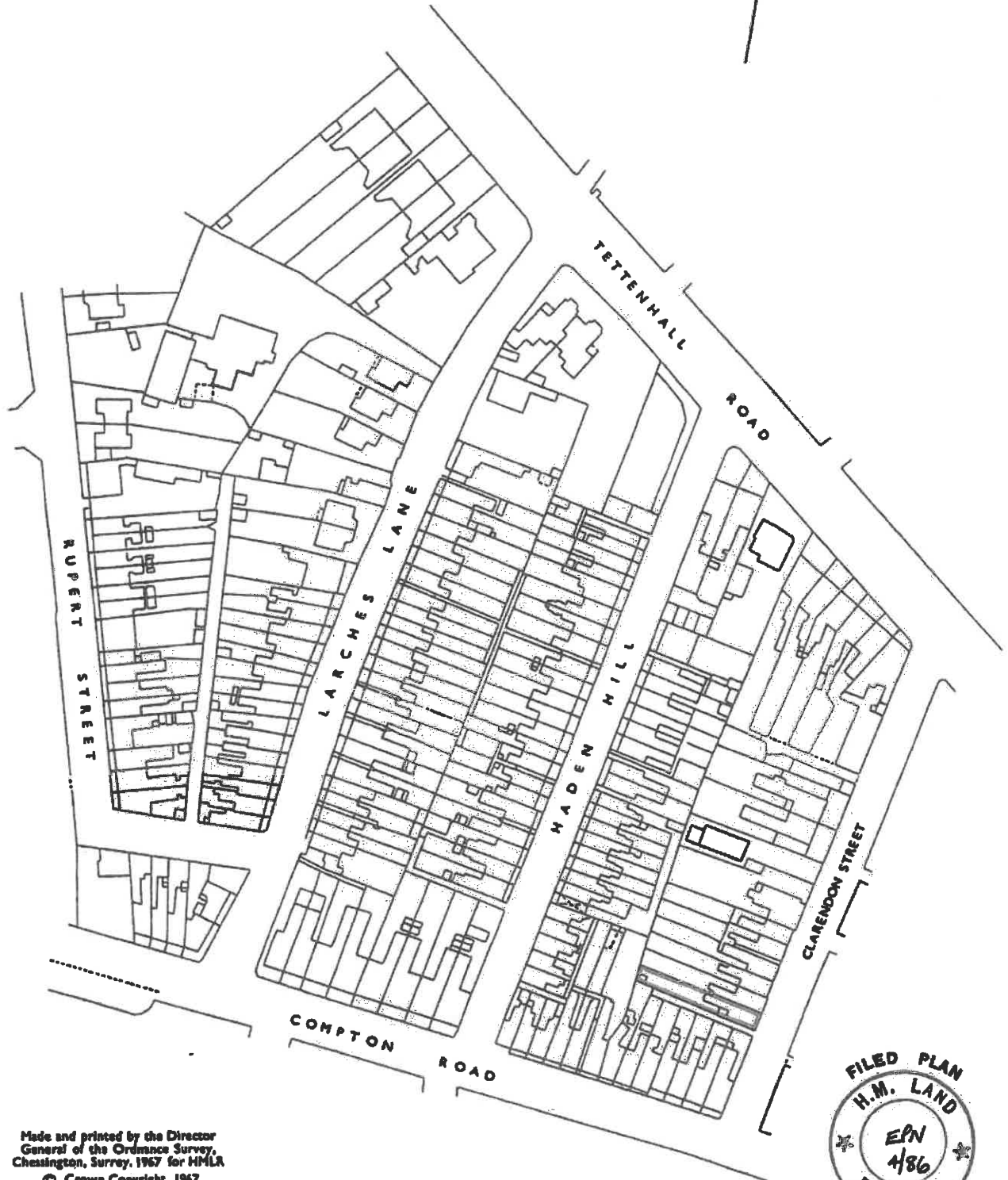
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# H. M. LAND REGISTRY

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WEST MIDLANDS

WOLVERHAMPTON DISTRICT Scale 1/1250



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## TITLE No. WM374385

133



6 February 2019

**CITY OF  
WOLVERHAMPTON  
COUNCIL**

THE PERSONAL REPRESENTITIVES OF THE OWNER  
84 Compton Road,  
Wolverhampton.  
WV3 9PS

Dear Sir/ Madam

**1 CLARENDON STREET, WOLVERHAMPTON, WV3 9PP (TITLE WM374385)**

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3. Registration with HM Land Registry of a charge on your property, recoverable should your property be sold.

I must make clear that unless the requirements of the Notice are complied with in full within the specified period, I will proceed with a course of action described.

You may appeal to the magistrate's court against the notice prior to the date that the Notice takes effect. Details of how to appeal and grounds by which an appeal may be made are included within the notes included with the Notice.

You are advised to take the required action to resolve this matter as detailed in the notice as soon as possible. The Council is concurrently considering the use of

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

 [wolverhampton.gov.uk](http://wolverhampton.gov.uk)  
 @WolvesCouncil  
 WolverhamptonToday

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**Richard Long**

---

**From:** Richard Long  
**Sent:** 05 November 2018 14:51  
**To:** chana642@hotmail.com  
**Subject:** 1 Clarendon Street  
**Attachments:** DSCN0557.jpg; DSCN0556.jpg; DSCN0555.jpg; DSCN0554.jpg; DSCN0553.jpg; DSCN0551.jpg; DSCN0552.jpg

Dear Mr Chana

I do not appear to getting a response from my email and telephone messages.

Without sufficient progress, I will have no option but to again serve notice on the property to remedy the effect that the property is having on the area.

Where I do not have a defined contact address, the Notice will be fixed externally at the premises.

The main issues are –

1. Defective front guttering;
2. Defective verge fillets to roof;
3. Defective, perished and bulging brick work to side elevation;
4. Defective single story rear addition roof with shrubs growing on roof structure/ brickwork;
5. Rear two story addition perished and defective brickwork to side and rear elevations;
6. Rear outhouse roof and structure requiring major repair or demolition;
7. Japanese knotweed in rear garden.

If I do not receive evidence that a plan is in place to remedy the above within 14 days, I will have no option but to serve Notice under Section 215 of the Town and Country Planning Act 1990.

I look forward to hearing from you.

Yours sincerely

Richard Long  
Housing Improvement Officer  
Tel. Office: 01902 555705  
Tel. Mobile: 07717 732953

E-mail: [Richard.Long@wolverhampton.gov.uk](mailto:Richard.Long@wolverhampton.gov.uk)  
City of Wolverhampton Council

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**CITY OF WOLVERHAMPTON COUNCIL**  
**TOWN AND COUNTRY PLANNING ACT 1990**  
**NOTICE REQUIRING THE PROPER MAINTENANCE OF LAND**

To: THE OWNER(S) - 1 Clarendon Street, Wolverhampton, WV3 9PP

THE PERSONAL REPRESENTATIVES OF THE OWNER – 1 Clarendon Street,  
Wolverhampton, WV3 9PP

SOHAN SINGH CHANA - 84 Compton Road, Wolverhampton. WV3 9PS

BIRMINGHAM COUNTY COURT - (Court Reference Number 326/1990) protecting  
the rights of all creditors (Land Charges Reference Number PA PAB22730/90).

- (1) The City of Wolverhampton Council (hereinafter called “the Council”) is the Local Planning Authority (inter alia) for the purposes of the provisions of Section 215 of the Town and Country Planning Act 1990 (hereinafter called “the Act”).
- (2) You are the owner of **1 Clarendon Street, Wolverhampton, WV3 9PP** (hereinafter called “the land”) more particularly shown edged with a red solid line on the attached plan.
- (3) It appears to the Council that the amenity of part of their area is adversely affected by the condition of the land

NOW THEREFORE the Council in pursuance of their powers contained in the said Section 215 HEREBY REQUIRE YOU to take such steps as are set out in the schedule hereto to remedy the said adverse effect within **Three months** from the date on which this Notice takes effect (**11 June 2019**).

THIS NOTICE SHALL TAKE EFFECT subject to the provisions of Section 217(3) of the Act,

on **11<sup>th</sup> March 2019**

**SCHEDULE OF WORKS**

The required works are -

1. Replace/ repair defective front guttering;
2. Repair/ renew defective verge fillets to main roof;
3. Repair/ replace/ rebuild, perished and bulging brick work to side elevation;
4. Single story rear addition roof – Remove shrubs growing on roof structure/ brickwork;
5. Single story rear addition roof – Repair roof structure and covering including flashings and verge fillets;
6. Rear two story addition – Replace/ repair perished and defective brickwork to side and rear elevations;
7. Rear two story addition – Repair roof to include verge fillet. Replace missing guttering;
8. Rear outhouse roof and structure – Carry out major repairs to main structure, roof, windows, doors and rainwater goods. Alternatively consider demolition;

## **EXTRACTS FROM THE TOWN AND COUNTRY PLANNING ACT 1990**

### **Penalty for Non-Compliance with S.215 Notice**

216. (1) The provisions of this section shall have effect where a notice has been served under Section 215.
- (2) If any owner or occupier of the land on whom the notice was served fails to take steps required by the notice within the period specified in it for compliance with it, he shall be guilty of an offence and liable on summary conviction to a fine not exceeding £1,000.
- (3) Where proceedings have been brought under subsection (2) against a person as the owner of the land and he has, at some time before the end of the compliance period, ceased to be the owner of the land, if he –
- (a) duly lays information to that effect, and
  - (b) gives the prosecution not less than three clear days' notice of his intention,
- he shall be entitled to have the person who then becomes the owner of the land brought before the court in the proceedings.
- (4) Where proceedings have been brought under subsection (2) against a person as the occupier of the land and he has, at some time before the end of the compliance period, ceased to be the occupier of the land, if he –
- (a) duly lays information to that effect and,
  - (b) gives the prosecution not less than three clear days' notice of his intention.
- He shall be entitled to have brought before the court in the proceedings the person who then became the occupier of the land or, if nobody then became the occupier, the person who is the owner at the date of the notice.
- (5) Where in such proceedings –
- (a) it has been proved that any steps required by the notice under Section 215 have not been taken within the compliance period, and
  - (b) the original defendant proves that the failure to take those steps was attributable, in whole or in part, to the default of a person specified in a notice under subsection (3) or (4) –
- then –
- (i) that person may be convicted of the offence; and
  - (ii) if the original defendant also proves that he took all reasonable steps to ensure compliance with the notice, he shall be acquitted of the offence.

- (6) Where any person has appealed to a magistrates' court under this section against a notice, neither that person nor any other shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed.

#### **Further Appeal to the Crown Court**

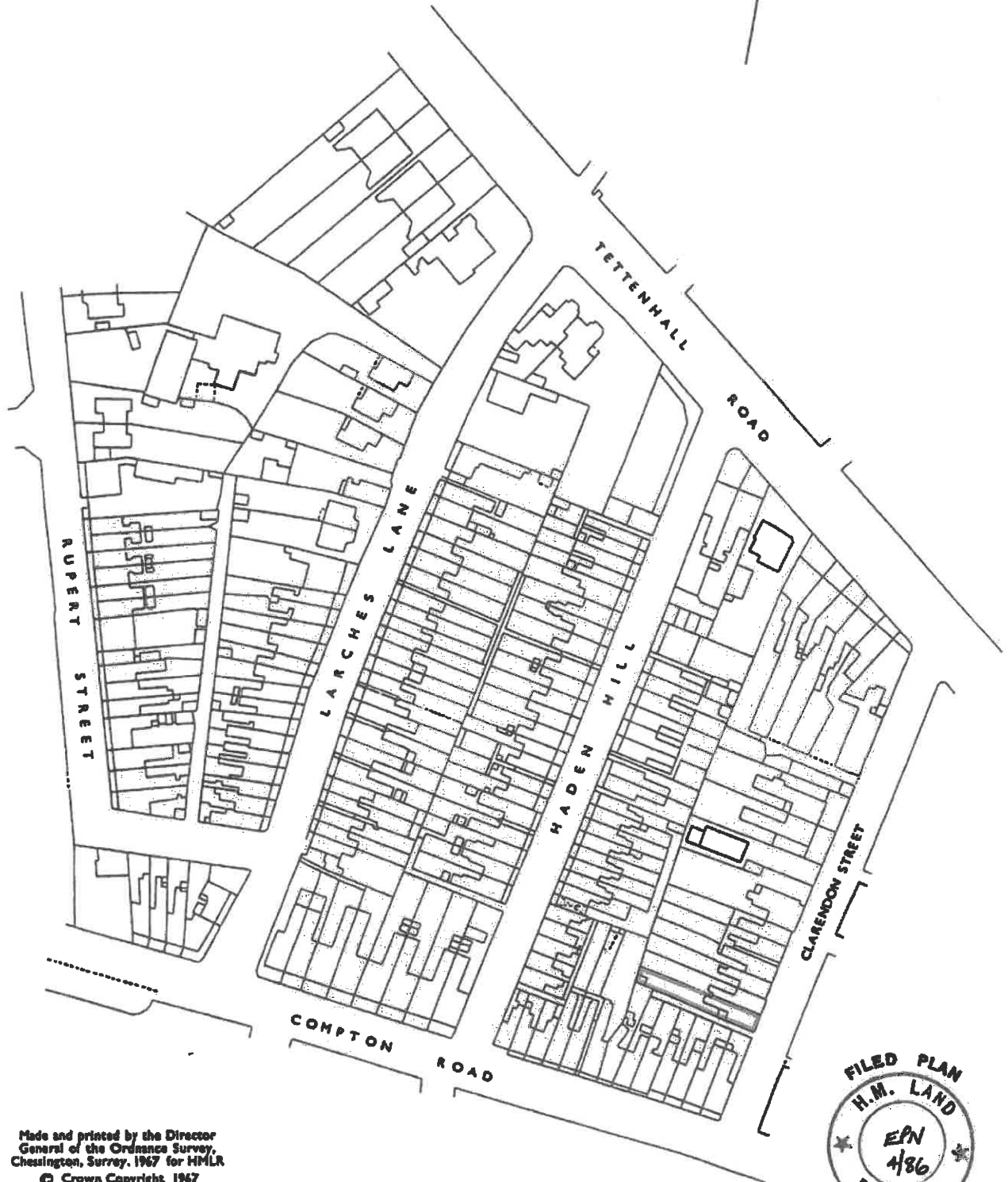
218. Where an appeal has been brought under Section 217, an appeal against the decision of the magistrates' court on that appeal may be brought to the Crown Court by the appellant or by the local planning authority who served the notice in question under Section 215.

#### **Execution and Cost of Works Required by S.215 Notice**

219. (1) If, within the period specified in a notice under Section 215 in accordance with subsection (2) of that section, or within such extended period as the local planning authority who served the notice may allow, any steps required by the notice to be taken have not been taken, the local planning authority who served the notice may –
- (a) enter the land and take those steps, and
  - (b) recover from the person who is then the owner of the land any expenses reasonably incurred by them in doing so.
- (2) Where a notice has been served under Section 215 -
- (a) any expenses incurred by the owner, or occupier of any land for the purpose of complying with the notice, and
  - (b) any sums paid by the owner of any land under subsection (1) in respect of expenses incurred by the local planning authority in taking steps required by such a notice,
- shall be deemed to be incurred or paid for the use and at the request of the person who caused or permitted the land to come to be in the condition in which it was when the notice was served.
- (3) Regulations made under this Act may provide that –
- (a) section 276 of the Public Health Act 1936 (power of local authorities to sell materials removed in executing works under that Act subject to accounting for the proceeds of sale);
  - (b) section 298 of that Act (power to require the occupier of any premises to permit works to be executed by the owner of the premises); or
  - (c) section 29 4 of that Act (limit on liability of persons holding premises as agents or trustees in respect of the expenses recoverable under that Act),

# H. M. LAND REGISTRY

Ⓢ NATIONAL GRID PLAN SO 9098 SECTION B  
WEST MIDLANDS  
WOLVERHAMPTON DISTRICT Scale 1/1250



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## TITLE No. WM374385

139

6 February 2019

**CITY OF  
WOLVERHAMPTON  
COUNCIL**

**THE PERSONAL REPRESENTATIVES OF THE OWNER**  
1 Clarendon Street,  
Wolverhampton.  
WV3 9PP

Dear Sir/ Madam

**1 CLARENDON STREET, WOLVERHAMPTON, WV3 9PP (TITLE WM374385)**

I have not received a response to my email dated 5 November 2018 (copy enclosed).

You will now find enclosed with this letter a further formal Notice pursuant to Section 215 of the Town and Country Planning Act 1990 (as amended), together with information concerning your right of appeal to the Magistrates Court.

The Notice gives you a further and final opportunity to carry out the list of requirements that I consider are the minimum works required to bring the property back to a reasonable standard and which will rectify the adverse effects your property is having on the amenity of the neighbourhood.

Should the Notice not be fully complied with, either or all of these actions may be pursued as follows:

1. A prosecution in the Magistrates Court for non-compliance with the s215 Notice – which could result in a substantial fine if found guilty of an offence.
2. The Council carrying out the works required by the Notice followed by action in the County Court to recover, from you, all expenses and costs reasonably incurred by such action.
3. Registration with HM Land Registry of a charge on your property, recoverable should your property be sold.

I must make clear that unless the requirements of the Notice are complied with in full within the specified period, I will proceed with a course of action described.

You may appeal to the magistrate's court against the notice prior to the date that the Notice takes effect. Details of how to appeal and grounds by which an appeal may be made are included within the notes included with the Notice.

You are advised to take the required action to resolve this matter as detailed in the notice as soon as possible. The Council is concurrently considering the use of

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**Richard Long**

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**Sent:** 05 November 2018 14:51  
**To:** chana642@hotmail.com  
**Subject:** 1 Clarendon Street  
**Attachments:** DSCN0557.jpg; DSCN0556.jpg; DSCN0555.jpg; DSCN0554.jpg; DSCN0553.jpg; DSCN0551.jpg; DSCN0552.jpg

Dear Mr Chana

I do not appear to getting a response from my email and telephone messages.

Without sufficient progress, I will have no option but to again serve notice on the property to remedy the effect that the property is having on the area.

Where I do not have a defined contact address, the Notice will be fixed externally at the premises.

The main issues are –

1. Defective front guttering;
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7. Japanese knotweed in rear garden.

If I do not receive evidence that a plan is in place to remedy the above within 14 days, I will have no option but to serve Notice under Section 215 of the Town and Country Planning Act 1990.

I look forward to hearing from you.

Yours sincerely

Richard Long  
Housing Improvement Officer  
Tel. Office: 01902 555705  
Tel. Mobile: 07717 732953

E-mail: [Richard.Long@wolverhampton.gov.uk](mailto:Richard.Long@wolverhampton.gov.uk)  
City of Wolverhampton Council



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**TOWN AND COUNTRY PLANNING ACT 1990**  
**NOTICE REQUIRING THE PROPER MAINTENANCE OF LAND**

To: THE OWNER(S) - 1 Clarendon Street, Wolverhampton, WV3 9PP

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BIRMINGHAM COUNTY COURT - (Court Reference Number 326/1990) protecting  
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- (2) You are the owner of **1 Clarendon Street, Wolverhampton, WV3 9PP** (hereinafter called "the land") more particularly shown edged with a red solid line on the attached plan.
- (3) It appears to the Council that the amenity of part of their area is adversely affected by the condition of the land

NOW THEREFORE the Council in pursuance of their powers contained in the said Section 215 HEREBY REQUIRE YOU to take such steps as are set out in the schedule hereto to remedy the said adverse effect within **Three months** from the date on which this Notice takes effect (**11 June 2019**).

THIS NOTICE SHALL TAKE EFFECT subject to the provisions of Section 217(3) of the Act,

on **11<sup>th</sup> March 2019**

**SCHEDULE OF WORKS**

The required works are -

1. Replace/ repair defective front guttering;
2. Repair/ renew defective verge fillets to main roof;
3. Repair/ replace/ rebuild, perished and bulging brick work to side elevation;
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  - (b) gives the prosecution not less than three clear days' notice of his intention,

he shall be entitled to have the person who then becomes the owner of the land brought before the court in the proceedings.

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### **Further Appeal to the Crown Court**

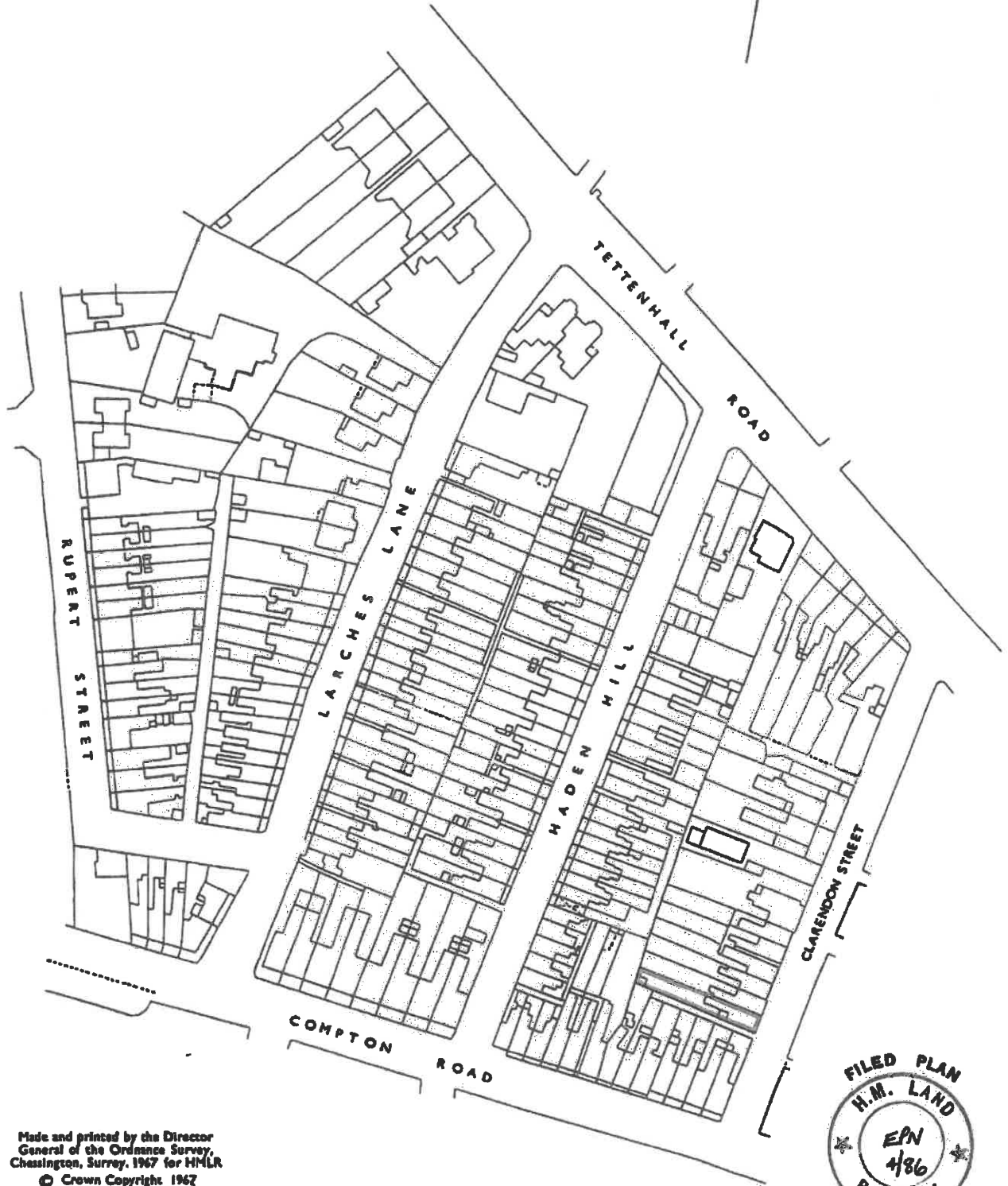
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- shall be deemed to be incurred or paid for the use and at the request of the person who caused or permitted the land to come to be in the condition in which it was when the notice was served.
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# H. M. LAND REGISTRY

⊙ NATIONAL GRID PLAN SO 9098 SECTION B  
WEST MIDLANDS  
WOLVERHAMPTON DISTRICT Scale 1/1250



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## TITLE No. WM374385

145

6 February 2019

CITY OF  
WOLVERHAMPTON  
COUNCIL

Birmingham County Court  
33 Bull St,  
Birmingham  
B4 6DS.

Dear Sir/ Madam

**1 CLARENDON STREET, WOLVERHAMPTON, WV3 9PP (TITLE WM374385)**

I am writing to you as there is an entry on the Proprietorship Register of the above –

(06.11.1990) CREDITORS' NOTICE in respect of a petition in bankruptcy presented in the Birmingham County Court (Court Reference Number 326/1990) protecting the rights of all creditors (Land Charges Reference Number PA PAB22730/90).

The property has remained empty for a number of years and enclosed with this letter is a copy of a formal notice pursuant to Section 215 of the Town and Country Planning Act 1990 (as amended), served against the owner.

I would be pleased if you could inform the Council of any known parties that may have an interest in the proposed action.

Yours faithfully



**Richard Long**  
**Housing Improvement Officer**

Direct: 01902 555705

Email: [Richard.long@wolverhampton.gov.uk](mailto:Richard.long@wolverhampton.gov.uk)

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

 [wolverhampton.gov.uk](http://wolverhampton.gov.uk)

 @WolvesCouncil

 WolverhamptonToday

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**Richard Long**

---

**From:** Richard Long  
**Sent:** 05 November 2018 14:51  
**To:** chana642@hotmail.com  
**Subject:** 1 Clarendon Street  
**Attachments:** DSCN0557.jpg; DSCN0556.jpg; DSCN0555.jpg; DSCN0554.jpg; DSCN0553.jpg; DSCN0551.jpg; DSCN0552.jpg

Dear Mr Chana

I do not appear to getting a response from my email and telephone messages.

Without sufficient progress, I will have no option but to again serve notice on the property to remedy the effect that the property is having on the area.

Where I do not have a defined contact address, the Notice will be fixed externally at the premises.

The main issues are –

1. Defective front guttering;
2. Defective verge fillets to roof;
3. Defective, perished and bulging brick work to side elevation;
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5. Rear two story addition perished and defective brickwork to side and rear elevations;
6. Rear outhouse roof and structure requiring major repair or demolition;
7. Japanese knotweed in rear garden.

If I do not receive evidence that a plan is in place to remedy the above within 14 days, I will have no option but to serve Notice under Section 215 of the Town and Country Planning Act 1990.

I look forward to hearing from you.

Yours sincerely

Richard Long  
Housing Improvement Officer  
Tel. Office: 01902 555705  
Tel. Mobile: 07717 732953

E-mail: [Richard.Long@wolverhampton.gov.uk](mailto:Richard.Long@wolverhampton.gov.uk)  
City of Wolverhampton Council

Appendix 18

19 July 2019

**CITY OF  
WOLVERHAMPTON  
COUNCIL**

**Personal-Reps Sohan Singh Chana Decd**  
(Distribution to addresses below)

Dear Sir/ Madam

**1 CLARENDON STREET, WOLVERHAMPTON, WV3 9PP (TITLE WM374385)**

I write to inform parties that may have an interest in the above property of the Councils intention to progress further action.

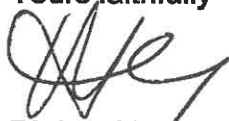
On 6 February, a formal Notice under Section 215 of the Town and Country Planning Act 1990 (as amended) was served. The Notice was not appealed and the works have not been carried out to remove the detrimental effect that the property is having on the area.

Since May 2018, I have had contact with a number of parties claiming to have an interest in the above property. However, I have not been made aware of any formal arrangements that would lead to the issues regarding the property and estate being resolved.

A report will now be prepared to seek authorisation to acquire the property through the use of Compulsory Purchase Powers under Section 17 of Part II of the Housing Act 1985.

You are advised to seek independent legal advice regarding this matter.

Yours faithfully



**Richard Long**  
**Housing Improvement Officer**

Direct: 01902 555705  
Email: [Richard.long@wolverhampton.gov.uk](mailto:Richard.long@wolverhampton.gov.uk)

Copies to –

1 Clarendon Street, Wolverhampton, WV3 9PP  
84 Compton Road, Wolverhampton. WV3 9PS  
4b York Avenue, Wolverhampton. WV3 9BU  
[neetujohal@hotmail.co.uk](mailto:neetujohal@hotmail.co.uk)  
[chana642@hotmail.com](mailto:chana642@hotmail.com)

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

 [wolverhampton.gov.uk](http://wolverhampton.gov.uk)

 @WolvesCouncil

 WolverhamptonToday

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## Appendix 19

**Richard Long**

---

**From:** G Bassi <g.bassi@glssolicitors.co.uk>  
**Sent:** 26 September 2019 11:24  
**To:** Richard Long  
**Cc:** Natalie Healy  
**Subject:** 1 Clarendon Street, Wolverhampton, WV3 9PP

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mr Long

I have today provided advice to a Mr Davinder Singh Chana in respect of the subject property.

I understand that both yourself and Ms Healy are away on annual leave.

When would it be convenient for me to contact either of you to discuss the matter further?

I look forward to hearing from you.

Kind regards,

**Gurvinder Bassi**  
 Solicitor/Partner

**GLS Solicitors**  
**45-47 High Street**  
**West Bromwich**  
**West Midlands**  
**B70 6PB**

Branch offices also situate at Southall (Greater London) and Coventry (West Midlands).

**T: 0121 553 6727**  
**E: [g.bassi@glssolicitors.co.uk](mailto:g.bassi@glssolicitors.co.uk)**  
**W: [www.glssolicitors.co.uk](http://www.glssolicitors.co.uk)**



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*Any reference to Partner in relation to a firm means a Director of the Company or an employee or consultant of equivalent standing and qualification.*

**WARNING REGARDING CYBERCRIME. WE WILL NOT PROVIDE OUR BANK DETAILS BY EMAIL OR SIMILARLY REQUEST YOUR ACCOUNT DETAILS BY EMAIL. WE WOULD ALSO NEVER ADVISE OF ANY CHANGE IN OUR BANK DETAILS BY EMAIL. PLEASE BE VIGILANT AND EXERCISE CAUTION WHEN RESPONDING TO REQUESTS FOR YOUR BANK DETAILS. WE WILL NOT ACCEPT RESPONSIBILITY IF YOU TRANSFER MONEY INTO AN INCORRECT BANK ACCOUNT.**

Appendix 20

**Richard Long**

---

**From:** Richard Long  
**Sent:** 02 October 2019 14:37  
**To:** g.bassi@glssolicitors.co.uk  
**Subject:** FW: 1 Clarendon Street, Wolverhampton, WV3 9PP

Sensitivity: NOT PROTECTIVELY MARKED

Dear Gurvinder

Thank you for your email.

I am now back in the office until Friday if you want to discuss this matter further. In order to suspend action, I will need evidence that the matter is being progressed.

I hope this information is of use to you.

Kind regards

Richard Long  
Housing Improvement Officer  
Tel. Office: 01902 555705  
Tel. Mobile: 07717 732953

E-mail: [Richard.Long@wolverhampton.gov.uk](mailto:Richard.Long@wolverhampton.gov.uk)  
City of Wolverhampton Council

---

**From:** G Bassi <[g.bassi@glssolicitors.co.uk](mailto:g.bassi@glssolicitors.co.uk)>  
**Sent:** 26 September 2019 11:24  
**To:** Richard Long <[Richard.Long@wolverhampton.gov.uk](mailto:Richard.Long@wolverhampton.gov.uk)>  
**Cc:** Natalie Healy <[Natalie.Healy@wolverhampton.gov.uk](mailto:Natalie.Healy@wolverhampton.gov.uk)>  
**Subject:** 1 Clarendon Street, Wolverhampton, WV3 9PP  
**Importance:** High

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Solicitor/Partner

Appendix 21

8 November 2019

GLS Solicitors  
45-47 High Street  
West Bromwich  
West Midlands  
B70 6PB

Dear Mr Bassi

**1 Clarendon Street, Wolverhampton, WV3 9PP. Title Number WM374385**

As confirmed in our conversation 9 October 2019, I understand that you have been instructed by the personal representatives of Sohan Singh Chana Decd regarding the above.

On 1 October 2019, the Cabinet Resources Panel of the Council approved that the above property/ land should be acquired by negotiation or by the use of Compulsory Purchase powers in the absence of a voluntary solution.

The property has remained empty since 23 February 2011.

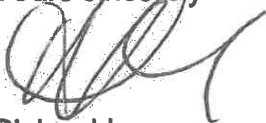
In the circumstances described above, there is an authorisation in place to acquire the property in advance of a Compulsory Purchase Order. The Council will pay any reasonable legal and surveyors fees in relation to the matter. A RICS Chartered Surveyor will need to be appointed to act for the executors in the negotiations.

The estate will be compensated the agreed full market value of the property less any debts owing to the Council. Please supply the contact details of the chosen surveyor if it is intended to proceed with this option.

If I have not heard from you within 28 days, the Council will commence the process of Compulsory Purchase.

I look forward to hearing from you.

Yours sincerely



Richard Long  
Housing Improvement Officer

Direct dial – 01902 555705

Email – [richard.long@wolverhampton.gov.uk](mailto:richard.long@wolverhampton.gov.uk)

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

 [wolverhampton.gov.uk](http://wolverhampton.gov.uk)  
 @WolvesCouncil  
 WolverhamptonToday

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Appendix 22

CITY OF  
WOLVERHAMPTON  
COUNCIL

11 December 2019

GLS Solicitors  
45-47 High Street  
West Bromwich  
West Midlands  
B70 6PB

Dear Mr Bassi

**1 Clarendon Street, Wolverhampton, WV3 9PP. Title Number WM374385**

I have not received a response to my letter of 8 November 2019 (copy enclosed).

As confirmed in our conversation 9 October 2019, I understand that you have been instructed by the personal representatives of Sohan Singh Chana Decd regarding the above.

On 1 October 2019, the Cabinet Resources Panel of the Council approved that the above property/ land should be acquired by negotiation or by the use of Compulsory Purchase powers in the absence of a voluntary solution.

The property has remained empty since 23 February 2011.

In the circumstances described above, there is an authorisation in place to acquire the property in advance of a Compulsory Purchase Order. The Council will pay any reasonable legal and surveyors fees in relation to the matter. A RICS Chartered Surveyor will need to be appointed to act for the executors in the negotiations.

The estate will be compensated the agreed full market value of the property less any debts owing to the Council. Please supply the contact details of the chosen surveyor if it is intended to proceed with this option.

If I have not heard from you within 14 days, the Council will commence the process of Compulsory Purchase.

I look forward to hearing from you.

Yours sincerely



Richard Long  
Housing Improvement Officer

Direct dial – 01902 555705  
Email – [richard.long@wolverhampton.gov.uk](mailto:richard.long@wolverhampton.gov.uk)

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

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-  [@WolvesCouncil](https://twitter.com/WolvesCouncil)
-  [WolverhamptonToday](#)

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Appendix 23

## Richard Long

---

**From:** pav chana <chana642@hotmail.com>  
**Sent:** 27 January 2021 17:13  
**To:** pcu@communities.gsi.gov.uk; Ravika Raulia; Richard Long  
**Cc:** Neetu Johal  
**Subject:** Objection email regarding 1 Clarendon Street, Wolverhampton, WV3 9PP.  
Reference: RR/RCP017267  
**Attachments:** work1.jpg; work2.jpg; work3.jpg; work4.jpg; work5.jpg; work6.jpg; work7.jpg; work8.jpg; work9.jpg  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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1 Clarendon Street  
Wolverhampton  
WV3 9PP

27<sup>th</sup> January 2021

Secretary of State for Community and Local Government  
5 St. Philips Place  
Colmore Row  
Birmingham  
B3 2PW

To whom it may concern

**Reference:RR/RCP017267**

The property of 1 Clarendon Street, Wolverhampton, WV3 9PP, was owned by my Granddad, Mr Sohan Singh Chana, who passed away in 1986. My father, Didar Singh Chana, occupied the property with my family until 21<sup>st</sup> May, 2008, when he also sadly passed away. The property was then left vacant due to emotional trauma of having lost loved ones in that house.

Mr Richard Long from Wolverhampton City Council contacted us on 30<sup>th</sup> May 2018. Due to lack of funds and my paternal grandmother (Sohan Singh Chanas widow) being diagnosed with dementia and the whole family looking after her, we were partly distracted as we were very worried that we may lose her too, therefore work had not commenced. There was also an ongoing family dispute between my dads siblings as to whose name the house should be transferred into. This was then resolved in October 2019, where GLS Solicitors were instructed to get the house transferred into my name. Wolverhampton Council then spoke to GLS Solicitors who confirmed they had been instructed to handle the legal side of the property transfer. Unfortunately, the Council and I have had no communication from GLS Solicitors since.

In February 2020, the funds were raised and ARP Building Services were instructed to complete the work. In early March 2020, the property was stripped and work had commenced (please find attached photographic evidence).

In late March, 2020, we entered a national lockdown. Material was not available and the builder was shielding due to COVID-19. A deposit had been paid so we were not able to instruct anyone else to complete the work.

Sohan Singh Chanas son, my uncle, died early January 2021 and my Nan passed away on 20<sup>th</sup> January 2021. Additionally, I, Pavitar Singh Chana, caught COVID-19 on 2<sup>nd</sup> January 2021, and was hospitalised due to this. I am still recovering and still under medical care of the virtual COVID Wards at Phoenix Centre, Wolverhampton (see medical evidence attached).

I am respectfully asking and pleading with a heavy heart for a 9 month extension due to these unforeseen circumstances to complete this work. During these 9 months, I can guarantee that I will instruct a solicitor to transfer the house into my name legally and that all works will be completed in this property compliant to current building regulations, ready for occupancy. Full funds are still available and my builder is ready to recommence work immediately once the extension has been approved.

I do not wish to lose this property due to sentimental value and attachments. I hope you are able to see this from the content of the letter above. I am ready to resolve this matter immediately following your response at your earliest convenience. Should you require any further information, please to not hesitate to contact me on either 07581 356876 or via email.

Yours faithfully

Mr Pavitar Singh Chana







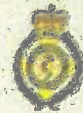








# Discharge Letter for Patients



NHS  
West Midlands  
Ambulance Service  
University Hill, Edgbaston, Birmingham

Patients Name: PAVITAR CHANA

NHS Number: 607 048 2379

Presenting Complaint: SDB / ? ALLERGY / SIDE EFFECTS OF ANTIBIOTICS

Following this attendance, you have been referred to an alternative care pathway which is better suited to meet your healthcare needs.

Alternative Pathway: GP

A referral has been made for you:

### Appointment Details:

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Location: \_\_\_\_\_

You have been advised to contact or attend

- Your GP Practice
- Your Local Walk-in Centre
- Your Local Pharmacy
- Other: \_\_\_\_\_
- None

### Self-care advice/Notes for other HCP's:

DO NOT TAKE ANY MORE OF THE DOXYCYCLINE.  
START CLARITHROMYCIN AS PRESCRIBED.

TAKE REGULAR PARACETAMOL ONLY 6-6 HOURS  
UP TO MAXIMUM DAILY DOSE AS STATED.

MONITOR BREATHING - ANY DETERIORATION OR  
CONCERNS CALL 999.

IF ANY CHEST PAIN, BREATHING FASTER THAN  
25 BREATHS PER MINUTE OR ANY BLUE COLOUR TO  
LIPS, NOSE, FINGERS, FEET, EARS CALL 999.

Treatment given: CHLORPHENAMINE

If the Ambulance Staff advise any over the counter medications, you must follow the instructions stated on the packaging of the medication used.

See reverse for additional help.

Date	7/1/21
Time	16.30
Case ID	2670

REF: 7CVV3C6441

DISCHARGE OBSERVATIONS	
Resp Rate	16
Heart Rate	97
SPO2	Air 98
	O2
Blood Pressure	127 / 78
Peak Flow	-
Blood Glucose	6.6
Temp	38.2
GCS	15
ECG Rhythm	NSR
NEWS Score	2



# Discharge Advice for Patients

Following attendance for SOB - covid+ - you have been referred to an alternative care pathway who is better suited to meet your healthcare needs.

- A referral has been arranged for you:
- An appointment has been made with your GP
- The Out of Hours GP will call you
- The Out of Hours GP will visit you
- A health care professional will call you
- A health care professional will visit you

Other: \_\_\_\_\_

### Appointment Details

Patient Name \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Location \_\_\_\_\_

You have been advised to contact or attend:

- Your GP Practice
- Your Local Walk-in centre
- Other \_\_\_\_\_

*If the Ambulance Staff advise homely remedies you must follow the instructions stated on the packaging of the medication.*

WMAS Use

Case ID 1028

TIME	
10:25	
DATE	
11/	1/2021.

DISCHARGE OBSERVATIONS	
Heart Rate	101
Resp Rate	20
SPO2	95%
BP Sys	136
BP Dia	79
Peak Flow	X
BM	
Temp	38.0
GCS	15

## When to Call for Help

Rarely, a minor problem can turn out to be more serious than first thought, or may develop into a more serious condition. This may only become apparent over time so it is important that you (as a patient or a carer) look out for any signs of change.

Call **999** and ask for an ambulance if the patient:

- Stops breathing
- Loses consciousness
- Develops new or worse chest pain
- Develops new or worse difficulty in breathing
- Starts choking
- Develops heavy or uncontrollable blood loss
- Has a fit (unless the patient is a known epileptic and the fit follows the normal pattern for them.)
- If a child develops a rash which does not fade when you press a glass tumbler against it.

Call **111** (Non Emergency) if:

- The patient's condition gets worse but does not fall into one of the categories above.

111 is a confidential telephone service run by staff who can give a wide range of information and advice 24 hours a day, 7 days a week.

Self care advice:

Continue to self isolate as you are symptomatic -  
keep contact with the covid virtual ward x 3 calls  
daily - if breathing becomes worse call 999 - speak to  
GP about on going care as you on phone to GP when  
PALS ambulance crew arrived.

Patient Advice and Liaison Service

01384 246370

pals@wmas.nhs.uk

You may have suggestions for ways in which we can improve our service, if so we would be pleased to hear from you

Complete our Patient Survey at [wmas.nhs.uk](http://wmas.nhs.uk)

Appendix 24

**From:** Haley, Ruthie <[Ruthie.Haley@planninginspectorate.gov.uk](mailto:Ruthie.Haley@planninginspectorate.gov.uk)>

**Sent:** 23 April 2021 10:16

**To:** Ravika Raulia <[Ravika.Raulia@wolverhampton.gov.uk](mailto:Ravika.Raulia@wolverhampton.gov.uk)>

**Subject:** The Wolverhampton City Council (1 Clarendon Street) Compulsory Purchase Order 2019 - Notice of Inquiry date

**CAUTION:** This email originated from outside of the council. Do not click links or open attachments unless you are sure the content is safe.

Dear Ravika

## **The Wolverhampton City Council (1 Clarendon Street) Compulsory Purchase Order 2019**

### **Notice of Inquiry Date**

Notice is given that the Secretary of State for Housing, Communities and Local Government has instructed one of his Inspectors to hold a virtual public local inquiry into the above order on **Wednesday 25 August 2021 starting at 10:00**. The Inspector appointed is **Siobhan Watson**.

Due to the current coronavirus situation the Inquiry will be held virtually and a Microsoft Teams link to the meeting will be sent in due course. It is not possible to say how long the inquiry will last, however our current estimation is 1 day (however this estimate will be periodically assessed during the course of the inquiry). Those who wish to speak at the inquiry should not assume that they can be heard at a particular time, as this is for the Inspector to decide. Anyone wishing to speak must attend on the opening day and request to speak. The Inspector will then be able to work out an estimated timetable.

If you give, or call another person to give evidence at the inquiry by reading from a written statement you are required in accordance with Rules 15(1), (2) and (3) of the Compulsory Purchase (Inquiries Procedure) Rules 2007 (modified by the Compulsory Purchase (Inquiries Procedure) (Miscellaneous Amendments and Electronic Communications) Rules 2018) to send a copy of that statement with a summary (where required) to the Inspector care of myself ([ETC@planninginspectorate.gov.uk](mailto:ETC@planninginspectorate.gov.uk)) and to the acquiring authority by **4 August 2021**.

### **Public Notice**

I need to draft a public notice for this event for you to post at least 14 days prior to the event. Before I send it on to you for posting, please could you let me know where the documents are on deposit so that I can add these locations to the notice.

### **Test Meeting**

To enable the virtual Inquiry to run smoothly we have found that holding a test meeting a week before the Inquiry helps participants to familiarise themselves with the technology and the process. For this particular event the Inspector will not be present as the purpose of the meeting would only be to test the technology and to run through some basics within

Microsoft Teams. It should only last at the most an hour. Do you think this would be helpful, if so could you please let me know your availability to attend this **w/c 16 August 2021**.

Kind regards  
Ruthie

-----  
**Ruthie Haley** | Case Officer – Environment and Transport Team

**The Planning Inspectorate**

[ruthie.haley@Planninginspectorate.gov.uk](mailto:ruthie.haley@Planninginspectorate.gov.uk) | 0303 444 5566

<http://www.planningportal.gov.uk/planninginspectorate> | @PINSgov

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DPC:76616c646f72

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Appendix 25



20 May, 2021

CITY OF  
WOLVERHAMPTON  
C O U N C I L

**First Class Recorded Delivery**

Pavitar Singh Chana  
26 Church Road  
Oxley  
WV10 6AB

**Tracey Christie**  
Head of Legal Services

---

Your Ref:  
My Ref: RR/RCP017267

Dear Mr Chana

**Re: Undertaking – 1 Clarendon Street, Wolverhampton  
The Wolverhampton City Council (1 Clarendon Street) Compulsory Purchase Order 2019**

Following your objection received to the above matter, the Council are committed to ensuring that the exercise of a Compulsory Purchase Order ('CPO') is a last resort.

The Council therefore suggests that on removal of your objection to the CPO, the Council will enter into the undertaking enclosed in this letter.

I ask that you consider the undertaking and obtain legal advice on the letter. Please provide your response by 28 days from the date of this letter.

Yours sincerely

*R.Raulia*

**Ravika Raulia**  
Solicitor

For and on behalf of  
Head of Legal Services

Direct: 01902 556101  
Email: [ravika.raulia@wolverhampton.gov.uk](mailto:ravika.raulia@wolverhampton.gov.uk)

Enclosed: Draft Letter of Undertaking – 1 Clarendon Street, Wolverhampton

CITY OF  
WOLVERHAMPTON  
C O U N C I L

[insert date], 2021

**First Class Recorded Delivery**  
Pavitar Singh Chana  
26 Church Road  
Oxley  
WV10 6AB

**Tracey Christie**  
Head of Legal Services

Your Ref:  
My Ref: RR/RCP017267

Dear Mr Chana

**Re: Letter of Undertaking – 1 Clarendon Street, Wolverhampton  
The Wolverhampton City Council (1 Clarendon Street) Compulsory Purchase Order 2019**

## 1. RECITALS

- A) Wolverhampton City Council ('the Council') has made the Wolverhampton City Council (1 Clarendon Street) Compulsory Purchase Order 2019 ('the Order') under the Housing Act 1985 and the Acquisition of Land Act 1981.
- B) The Order has been submitted to the Secretary of State for Communities, Housing and Local Government for confirmation who has, in turn, delegated the decision of whether or not to confirm the Order to an Inspector of the Planning Inspectorate.
- C) The freehold owner of the land the subject of the Order ('the Order Land') is Mr Sohan Singh Chana ('the Owner').
- D) The Order Land is identified and described in the Order as 200.7 square meters of land comprising of 1 Clarendon Street, Wolverhampton, WV3 9PP and half width road.
- E) The Owner of the Land is deceased and passed in 1986 and the Owner's Grandson, Mr Pavitar Singh Chana of 26 Church Road, Oxley, WV10 6AB ("the Objector") has lodged an objection to the confirmation of the Order ('the Objection') dated 27<sup>th</sup> January 2021 ('the Objection Letter') to the confirmation of the Order.
- F) The Objection Letter states that *inter alia* that there has been ongoing disputes with ownership of the property which has only been resolved in October 2019 to be transferred into the ownership of the Objector who is in the process of refurbishing the buildings upon the Order Land for residential occupation and that the compulsory purchase of the Order Land by the Council is unnecessary to achieve that aim.

## 2. THE COUNCIL'S UNDERTAKING

In consideration of the Owner withdrawing his Objection to the confirmation of the Order and upon the Owner formally confirming the withdrawal of his Objection to the Planning Inspectorate the Council undertakes:

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

**Lexcel**  
Practice Management Standard  
Law Society Accredited

 [wolverhampton.gov.uk](http://wolverhampton.gov.uk)

 @WolvesCouncil

 WolverhamptonToday

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1. Not to exercise its powers of compulsory purchase in relation to the Order for the acquisition of the Order Land for a period of nine months following the date of the confirmation of the Order ('the Confirmation Date') provided that:
  - i. within one month of the Confirmation Date:
    - a) the Owner submits to the Council a comprehensive schedule of works ('the Schedule of Works') for the refurbishment of the buildings on the Order Land (being 1 Clarendon Street, Wolverhampton) sufficient to return them to a condition fit for residential occupation; and
    - b) the Council has confirmed to the Owner in writing its approval of the Schedule of Works (the Council acting reasonably at all times).
  - ii. within one month of the Confirmation Date:
    - a) the Owner submits to the Council evidence which demonstrates to the satisfaction of the Council (the Council acting reasonably at all times) that the Owner has sufficient financial means to complete in full the works comprised in the approved Schedule of Works within the period of nine months from the Confirmation Date, and
    - b) the Council has confirmed to the Owner in writing its satisfaction (the Council acting reasonably at all times) that the Owner has demonstrated sufficient financial means to complete in full the works comprised in the approved Schedule of Works.
  - iii. within nine months of the Confirmation Date:
    - a) the Owner confirms to the Council in writing that the refurbishment works comprised in the Schedule of Works approved by the Council to return the buildings on the Order Land to a condition fit for residential occupation have been completed; and
    - b) that upon such confirmation having been given that the Owner allows the relevant officers of the Council to inspect the buildings upon on the Order Land; and
    - c) that the Council has confirmed in writing to the Owner its satisfaction that the works comprised in the Schedule of Works approved by the Council to return the buildings on the Order Land to a condition fit for residential occupation have been completed (the Council acting reasonably at all times).
2. Not to exercise its powers of compulsory purchase in relation to the Order for the acquisition of the Order Land at all following the Confirmation Date provided that the provisions of Clause 1 of the Council's Undertaking are satisfied in full within nine months of the Confirmation Date.

Signed by

Authorised Officer  
for and on behalf of Wolverhampton City Council

Direct: 01902 556101

Email: [ravika.raulia@wolverhampton.gov.uk](mailto:ravika.raulia@wolverhampton.gov.uk)

DRAFT