

Appendix 7

Profile of CWC stock in Wednesfield North Ward:

Table 1A: CWC Stock - All Properties by number of bedrooms	
Number of bedrooms	Number of properties
0 Bedroom	0
1 Bedroom	421
2 Bedroom	443
3 Bedroom	288
4+ Bedrooms	11
Total Stock	1163

Table 1B: CWC Stock - Houses by number of bedrooms	
Number of bedrooms	Number of properties
0 Bedroom	0
1 Bedroom	0
2 Bedroom	280
3 Bedroom	270
4+ Bedrooms	10
Total Stock	560

Table 1C: CWC Stock - Houses by type/bedrooms	
Property Type/Bedrooms	Number of properties
2 Bedroom Terraced House	81
3 Bedroom Terraced House	71
2 Bedroom Semi-detached House	199
3 Bedroom Semi-detached House	198
4+ Bedroom Semi-detached House	10
3 Bedroom Detached House	1
Total	560

CWC Housing Register Data:

CWC Housing Register Data:

Table 1A: Number of applicants on housing register by bedroom requirement	
Total number of applicants on housing register	11471
Requirement for 1-bedroom property	5291
Requirement for 2-bedroom property	3436
Requirement for 3-bedroom property	1841
Requirement for 4-bedroom property	660

Requirement for 5-bedroom property	188
Unknown	55

Table 1B: Summary of bids during 2019 by number of bedrooms in Wednesfield North Ward

Bedrooms	Bids	Property Count (number of properties advised to let during 2019)
0 Bedroom	0	0
1 Bedroom	2536	30
2 Bedrooms	8787	39
3 Bedrooms	2167	10
4 Bedrooms	0	0
Total	13490	79

Table 1C: Summary of bids during 2019 by property type/number of rooms in Wednesfield North Ward

Property	Bids	Property Count (number of properties advertised to let during 2019)
1 Bedroom Flat	2402	29
2 Bedroom Flat	1080	9
2 Bedroom Maisonette	146	2
3 Bedroom Maisonette	65	1
1 Bedroom Bungalow	134	1
2 Bedroom Bungalow	418	6
2 Bedroom House	7143	22
3 Bedroom House	2102	9
Total	13490	79

Profile of all housing stock in Wednesfield North:

	Table: Profile of Housing Stock by Tenure	
	Number	%
Owns outright	1,750	35.60%
Owns with a mortgage or loan	1,504	30.60%
Shared ownership	5	0.10%
Private rented - landlord or letting agency	205	4.20%
Private rented - employer	0	0.00%
Private rented - friend or relative	37	0.80%
Rented from Council (Local Authority)	1223	24.90%
Other social rented	104	2.10%
Living rent free	83	1.70%
Other	7	0.10%
Total	4,918	100.00%
Source: Office of National Statistics		

Appendix 8



04/04/2016 03:42 PM

03



04/04/2016 03:44 PM



04/04/2016 03:44 PM



04/04/2016 03:45 PM

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04/04/2016 03:45 PM

Appendix 9

CITY OF
WOLVERHAMPTON
C O U N C I L

5 April 2016

My Ref: EP/NH/45SPR

Mrs Mehrunnisa Khan
88 Barbel Drive
Bentley Bridge
Wolverhampton
WV10 0TQ

Dear Mrs Khan

Re: Empty Property – 45 Springhill Road, Wednesfield, Wolverhampton, WV11 3AW

Unfortunately, the condition of the above-mentioned property and land has been reported to the Council.

On a visit to the area on 4 April 2016, it was noted that the front ground floor window has been boarded and the upstairs window is open making the property unsecure, which you must appreciate is not only a concern to neighbours and the Council, but also to you as the owner responsible.

The Council is committed to bringing as many empty properties back into use as possible. We are writing to you as the owner responsible for the above premises, which according to our records has been empty since June 2015.

There are a number of options available to you, including renovating the property for let or selling by auction or on the open market. It is worth considering disposing of the property by auction as this is the most suitable method of bringing the property into use and if you would like more information on this option then please let me know.

We acknowledge that there are sometimes exceptional circumstances that lead to properties remaining empty for extended periods. Where genuine reasons have been confirmed, it is not the intention of the Council to place unreasonable demands upon owners.

Please contact me to discuss the situation further and to advise me of your intentions for bringing 45 Springhill Road back into use.

Yours sincerely



Natalie Healy
Housing Improvement Officer (Empty Properties)
Private Sector Housing Team

Direct: 01902 550554

Email: natalie.healy@wolverhampton.gov.uk

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Appendix 10



Official copy
of register of
title

Title number WM754423

Edition date 13.11.2008

- This official copy shows the entries on the register of title on 04 APR 2016 at 10:42:43.
- 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 04 Apr 2016.
- 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 Land Registry, Coventry Office.

A: Property Register

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

WEST MIDLANDS : WOLVERHAMPTON

- 1 (02.07.1976) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 45 Springhill Road, Wednesfield, Wolverhampton (WV11 3AW).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 24 August 1959 referred to in the Charges Register.
- 3 The Conveyance dated 24 August 1959 referred to above contains provisions as to light or air and boundary structures.

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 (14.03.2007) PROPRIETOR: MEHRUNNISA ALIKHAN AHMED KHAN of 45 Springhill Road, Wednesfield, Wolverhampton, West Midlands WV11 3AW.
- 2 (27.05.2004) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (14.03.2007) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land in this title dated 24 August 1959 made between (1) Sydney Victor Mercer (2) Sydney V Mercer Limited and (3) Lawrence Hamish Muir contains restrictive covenants.

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Title number WM754423

C: Charges Register continued

NOTE: Original filed under WM66361.

End of register

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Appendix 11

Accounts for Party

[Close](#)

Account Ref 44500040602 Property Ref 445000406
 Period 02-AUG-2000 to (open)
 Liable Parties Mrs Mehrunnisa Khan Property Address 45 Springhill Road, Linthouse, Wednesfield, WV11 3AW

Accounts for Party Mrs Mehrunnisa Khan

Account	Start	End	Source	J/S	Property Address	Balance	W/O Exists
61234747328	10-AUG-2019		NOC	<input type="checkbox"/>	8 Kirkwall Crescent, Wolverhampton, WV2 2BF	1,111.80	<input type="checkbox"/>
61234691066	05-JUN-2017		NOC	<input type="checkbox"/>	26 Dunoon Drive, Ettingshall, Wolverhampton, WV4 6BS	2,396.40	<input type="checkbox"/>
61234636154	15-JUN-2015	14-JUN-2017	NOC	<input type="checkbox"/>	88 Barbel Drive, Bentley Bridge, Wolverhampton, WV10 0TQ	0.00	<input type="checkbox"/>
44500040602	02-AUG-2000		RPA	<input type="checkbox"/>	45 Springhill Road, Linthouse, Wednesfield, WV11 3AW	5,556.62	<input type="checkbox"/>
Total						9,064.82	

1 - 4

REVACC-186 REVN121 [System Info](#)
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<http://nu347777.fiworq/its/ve.html>

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[Summary](#) | **Liability** | [Transactions](#) | [Recovery](#) | [Correspondence](#) | [Property](#) | [Property Setup](#) | [Reorganisations](#) | [Notes \(Y\)](#) | [Suspense](#)

Reference [History](#)

Account Ref 44500040602 - 4 Period 02-AUG-2000 to (open) Liable Parties Mrs Mehruunnisa Khan Status STATIC Property Address 45 Springhill Road, Linthouse, Wednesfield, WV11 3AW Property Ref 445000406 UPRN 100071194926 Admin Area Wednesfield North Ward Contact Address 26 Dunoon Drive, Ettingshall, Wolverhampton, WV4 6BS	Key Details Balance 2,765.48 Designation Domestic Valuation Band C Disc/Exempt PREM50 Profile CASH ONE External Items 7	Quick Links 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	Account Actions Terminate Account Maintain Liable Parties Create Discount Create Exemption Create Instalment Plan Create Refund Create Account Action Contact Details Create Notepad
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[Discounts & Exemptions](#) | [Disregard Discounts](#) | [Occupancy Periods](#) | [Eligible Parties](#)

Liable Parties [Maintain Liable Parties](#) | [Help](#)

PIN	Liable Party	Assigned From	Pri	Active Contact Address
26899	Mrs Mehruunnisa Khan	Named Occupant	<input checked="" type="checkbox"/>	26 Dunoon Drive, Ettingshall, Wolverhampton, WV4 6BS 1 - 1

[Discounts and Exemptions](#) | [Create Exemption](#) | [Create Discount](#) | [Create Locally Defined Discount](#) | [Help](#) | [Top](#)

Type	Description	Value	Start	End	Verified	Description	Review Date
PREM50	Long Term Empty Property Premium	-50.00%	14-JUN-2017		<input type="checkbox"/>		
PCLC	Long Term Empty	0.00%	06-JUL-2015	13-JUN-2017	<input type="checkbox"/>		06-OCT-2015
PCLC100	21 Day Empty Discount	100.00%	15-JUN-2015	05-JUL-2015	<input type="checkbox"/>		
SINGLE	Single Occupancy Discount	25.00%	25-SEP-2011	14-JUN-2015	<input checked="" type="checkbox"/>	Undergoing Review	

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Appendix 12

Email received 1.6.2016

Hi Customer Services,

Please could you log the enquiry below on CEP as a potential F & V property (filthy premise) so that it comes through to PP Residential North as a service request?

Many thanks,

Lisa Pardoe

Administration Officer - Regulatory Services

Tel. Office: 01902 552079

Hi Team

Please see the below complaint I've just received from regarding issues at the above-mentioned property. I'm currently trying to assist the owner of no. 45, Mrs Khan (who I believe may be vulnerable), but she's now not taking my calls and despite numerous requests for her family to contact me they still haven't or declined.

Please ask the allocated officer to contact me to discuss further & happy to do a joint visit if required.

Thanks

Natalie Healy

Housing Improvement Officer

Tel. Office: 01902 550554

Hi Natalie,

Further to our previous conversations I wish to put in writing my concerns re the above property.

There is a hole in the wall of my utility which appears to have been made by a rat, and I have had to put poison down and have so far found one dead rat on my property.

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Yesterday my utility was full of large bluebottle flies which had also come through the hole. I have now blocked the hole, but fear that the rats will just make another one.

Number 45 must now surely be an environmental health risk and I would like you to do whatever you can to gain access to the property in order to sort this rat/fly problem.

Ideally I would like a compulsory purchase order on the house so the problem can be solved for good. It has stood empty now for well over a year - how long does this have to go on for?

I look forward to hearing from you.

Kind regards,

.....

Email sent to EH

Appendix 13

21.6.2016



21. 6. 2016

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Appendix 14

30th June 2016

CITY OF
WOLVERHAMPTON
COUNCIL

Mrs Mehrunnisa Khan
88 Barbel Drive
Wolverhampton
WV10 0TQ

Dear Mrs Khan

**The Anti-Social Behaviour Crime and Policing Act 2014, sections 43 to 58
Warning Notice**

45 Springhill Road, Wolverhampton, West Midlands, WV11 3AW,

Being satisfied that your conduct is having a detrimental effect on the quality of life of others in the locality of 45 Springhill Road, Wolverhampton, West Midlands, WV11 3AW, insofar as you have allowed premises within your control to become a nuisance by way of overgrown vegetation, I Ms Joanne Thomson, an authorised officer of City of Wolverhampton Council, hereby requires you to undertake the following actions:

- Cut back and properly dispose of all overgrown vegetation at the rear of 45 Springhill Road WV11 3AW (so that it would be considered reasonable use of the land) by no later than 30th July 2016
- To carry out regular inspections of the property to ensure that the vegetation does not become overgrown causing further nuisance

This Warning Notice has been issued because:

- Your conduct is having a detrimental effect on the quality of life of those in the locality, and
- It has been in this condition for several months
- The behaviour is considered unreasonable by the complainants and our department

This notice offers you the opportunity to avoid the issue of a Community Protection Notice.

If you fail to comply with this Warning Notice a Community Protection Notice may be issued without further warning. Non-compliance with a Community Protection Notice carries criminal sanctions and can lead to a criminal record.

Continued

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

- 117
- wolverhampton.gov.uk
 - @WolvesCouncil
 - WolverhamptonToday

Failure without reasonable excuse to comply with a Community Protection Notice can lead to seizure and forfeiture of items, default works and recovery of costs and/or a fine of up to £2,500 in relation to an individual or up to £20,000 in the case of a body.

Non-compliance may also result in the issue of a fixed penalty notice in the sum of £80.

Signed:



Ms Joanne Thomson
Compliance Officer
Public Protection

Direct: 01902 551513

Email: joanne.thomson2@wolverhampton.gov.uk

Notice Ref: 16/280/ASBPWN

Service Request Ref: 16/14078/FILTHY

30th June 2016

CITY OF
WOLVERHAMPTON
COUNCIL

Mrs Mehrunnisa Khan
88 Barbel Drive
Wolverhampton
WV10 0TQ

Ref: 16/14078

Dear Mrs Khan

Public Health Act 1936
The Anti-Social Behaviour Crime and Policing Act 2014

Conditions at 45 Springhill Road, Wolverhampton, WV11 3AW

I refer to a visit made to your property on 21st June 2016 where an external inspection was carried out, and the property was deemed as being unwholesome and in such a state as to be prejudicial to health or verminous.


I therefore attach to this letter a notice requiring you to take steps to remedy the condition of the premises by the 30th July 2016. A Community Protection Warning Notice is also enclosed relating to the rear garden of the premises and also requires action by 30th July 2016.

Failure to comply with either notice may result in the Council carrying out the work in default (at your expense) or instituting legal proceedings against you or taking both courses of action.

I can confirm that an application may be made to obtain a warrant from the Magistrates Court to enter into the premises to ensure compliance with the Notices, and to carry out works in default if necessary.

If you would like to discuss this matter please telephone 01902 554548 and a member of staff will be able to help you, otherwise, I look forward to your co-operation with this matter.

Yours sincerely



Jo Thomson
Compliance Officer
Residential North
Public Protection

Direct: 01902 551513
Email: Joanne.Thomson2@wolverhampton.gov.uk

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

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wolverhampton.gov.uk
@WolvesCouncil
WolverhamptonToday

Public Health Act 1936
Section 83
Notice requiring cleansing of filthy premises

To Mrs Mehrunnisa Khan
88 Barbel Drive
Wolverhampton
WV10 0TQ

TAKE NOTICE that the City of Wolverhampton Council (hereafter called "the Council") being satisfied that the premises known as 45 Springhill Road, Wolverhampton, West Midlands, WV11 3AW, are in such a filthy or unwholesome condition as to be prejudicial to health or verminous.

HEREBY REQUIRE YOU to take steps to remedy the condition of the said premises, namely:-

1. Remove and properly dispose of all rubbish, including food waste, packaging and all redundant items
2. Thoroughly cleanse and disinfect all floors and other parts of the structure of the said premises which are soiled
3. Thoroughly cleanse and disinfect all soiled furniture, fittings and soft furnishings, except those items which it is not practical to cleanse. These items are to be removed and properly disposed of
4. Arrange an effective pest control treatment.

All works to be completed by 30th July 2016 leaving the premises in such a condition that they are no longer in a filthy, unwholesome or verminous condition.

IF YOU FAIL TO COMPLY with the requirements of this notice the Council may themselves carry out the requirements and recover from you the expenses incurred in so doing,

AND YOU WILL BE LIABLE TO A FINE not exceeding level 1 on the standard scale [currently £200] and to a further fine not exceeding £2 for each day on which the offence continues after conviction therefor.

Dated: 30th June 2016



Section Leader

Public Protection
Civic Centre
St Peters Square
Wolverhampton
WV1 1SH (address to which all communications should be sent)

The person dealing with this matter
is Ms Joanne Thomson
telephone 01902 551513

Section 83 of the Public Health Act 1936 is reproduced overleaf for your information

Cleansing of filthy or verminous premises

83. – (1) Where a local authority, upon consideration of a report from any of their officers, or other information in their possession, are satisfied that any premises –

- (a) are in such a filthy or unwholesome condition as to be prejudicial to health, or
- (b) are verminous,

the local authority shall give notice to the owner or occupier of the premises requiring him to take such steps as may be specified in the notice to remedy the condition of the premises by cleansing and disinfecting them, and the notice may require, among other things, the removal of wallpaper or other covering of the walls, or, in the case of verminous premises, the taking of such steps as may be necessary for destroying or removing vermin.

(1A) A notice under the foregoing subsection may require –

- (a) the interior surface of premises used for human habitation or as shops or offices to be papered, painted or distempered, and
- (b) the interior surface of any other premises to be painted, distempered or whitewashed, and shall allow the person on whom the notice is served, or the local authority acting in his default, to choose, in a case under paragraph (a) of this subsection, between papering, painting and distempering and, in a case under paragraph (b) of this subsection, between painting, distempering and whitewashing.

(2) If a person on whom a notice under this section is served fails to comply with the requirements thereof, the authority may themselves carry out the requirements and recover from him the expenses reasonably incurred by them in so doing, and, without prejudice to the right of the authority to exercise that power, he shall be liable to a fine not exceeding level 1 on the standard scale and to a further fine not exceeding £2 for each day on which the offence continues after conviction therefor:

Provided that in any proceedings under this subsection it shall be open to the defendant to question the reasonableness of the authority's requirements or of their decision to address their notice to him and not to the occupier or, as the case may be, the owner of the premises.

(3) Where a local authority take action under paragraph (b) of subsection (1) of this section, their notice may require that they shall be allowed to employ gas for the purpose of destroying vermin on the premises, but in that case the notice shall be served both on the owner and on the occupier of the premises, and the authority shall bear the cost of their operations and may provide temporary shelter or house accommodation for any person compelled to leave the premises by reason of their operations.

(4) This section shall not apply to any premises forming part of a factory or of a mine or quarry within the meaning of the Mines and Quarries Act 1954.

Appendix 15

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08/12/2016 10:46 AM



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Appendix 16

21 March 2017

My Ref: EP/NH//PRE-215/45SPR

Mrs Mehrunnisa Khan
88 Barbel Drive
Bentley Bridge
Wolverhampton
WV10 0TQ

Dear Mrs Khan

Re: Property Adversely Affecting Amenity of Neighbourhood – 45 Springhill Road, Wednesfield, Wolverhampton, WV11 3AW

On a visit to the area on 3 March 2017, officers were very concerned about the external appearance of the above mentioned empty property and land.

The council continues to receive complaints regarding the condition of the property which includes the very overgrown rear garden, the first floor window remains open and the downstairs window is boarded.

According to our records the property has now remained empty since June 2015 and you must appreciate that the current situation needs to be resolved for both you and the neighbours.

We have previously requested that you or your chosen representative meet with us at the property to assess the situation and discuss how the council could be of assistance, but to date we have not received an update on how you wish to progress this or whether you still intend to sell the property.

In the absence of any firm intentions and timescales for bringing the property back into use, which is requested formally in writing, the council is now considering the best course of action for resolving the ongoing issues and we have no option but to look at the pursuance of enforcement action.

Please contact me within 14 days in writing to advise me of your intentions for 45 Springhill Road or on 01902 550554 to discuss further.

Yours sincerely



Natalie Healy
Housing Improvement Officer (Empty Properties)
Private Sector Housing Team

Direct: 01902 550554
Email: natalie.healy@wolverhampton.gov.uk

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Appendix 17

4.2.17



4.0.17







110577

Appendix 18

23rd November 2017

**CITY OF
WOLVERHAMPTON
COUNCIL**

Mrs Khan
26 Dunoon Drive
Ettingshall
Wolverhampton
WV4 6BS

Dear Mrs Khan

**Do Not Ignore – This Involves Your Property
Empty Property – 45 Springhill Road Wolverhampton WV11 3AW**

Further to my previous communications with you regarding 45 Springhill Road I continue to receive complaints regarding the condition of the above property. As previously discussed it is imperative that the rear garden is cleared as it is very overgrown, it is causing a nuisance and is detrimental to the neighbourhood. The Council has powers to take action on untidy properties under Section 215 of the Town and Country Planning act 1990. These powers are now being considered and you are now advised to carry out the following works to avoid formal action:-

1. Clear front garden of rubbish and vegetation and bring to a maintainable standard;
2. Clear rear garden of rubbish and vegetation and bring to a maintainable standard;
3. Remove all waste materials arising to a registered disposal facility.

Hopefully formal action will not be required to resolve this matter.

The Council can also offer advice, and in certain circumstances incentives, to bring empty properties back into use.

I would appreciate if you could contact me to discuss the above or your alternative plans for the property. **I can be contacted on 01902 555706.**

Yours sincerely

**Lynda Eyton
Housing Improvement Officer**

Direct: 01902 555706

Email: Lynda.eyton@wolverhampton.gov.uk

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Continues Over ...
Preferred Contact Details

Name –

Address –

Telephone –

Email -

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

Housing Improvement Officer

Tel. Office: 01902 555705

[E-mail: lynda.eyton@wolverhampton.gov.uk](mailto:lynda.eyton@wolverhampton.gov.uk)

City of Wolverhampton Council

Thank you for your co-operation.

Ref detrimental initial

26 January 2018

CITY OF
WOLVERHAMPTON
COUNCIL

Mrs Khan
26 Dunoon Drive
Ettingshall
Wolverhampton
WV4 6BS

Dear Mrs Khan

**Do Not Ignore – This Involves Your Property
Empty Property – 45 Springhill Road Wolverhampton WV11 3AW**

Further to my previous communications with you regarding 45 Springhill Road I continue to receive complaints regarding the condition of the above property. As previously discussed it is imperative that the rear garden is cleared as it is very overgrown, it is causing a nuisance and is detrimental to the neighbourhood.

The Council has powers to take action on untidy properties under Section 215 of the Town and Country Planning act 1990. These powers are now being considered and you are now advised to carry out the following works to avoid formal action:-

1. Clear rear garden of rubbish and vegetation and bring to a maintainable standard.
2. Re-glaze any broken window panes and ensure property is secure.
3. Remove all waste materials arising to a registered disposal facility.

Hopefully formal action will not be required to resolve this matter.

The Council can also offer advice, and in certain circumstances incentives, to bring empty properties back into use.

I would appreciate if you could contact me to discuss the above or your alternative plans for the property. **I can be contacted on 01902 555706.**

Yours sincerely

Lynda Eyton
Housing Improvement Officer

Direct: 01902 555706

Email: Lynda.eyton@wolverhampton.gov.uk

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Continues Over ...
Preferred Contact Details

Name –

Address –

Telephone –

Email -

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

Housing Improvement Officer

Tel. Office: 01902 555705

[E-mail: lynda.eyton@wolverhampton.gov.uk](mailto:lynda.eyton@wolverhampton.gov.uk)

City of Wolverhampton Council

Thank you for your co-operation.

Ref detrimental initial

Appendix 19

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
45 Springhill Road, Wolverhampton WV11 3AW

WHEREAS:-

- (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 45 Springhill Road, Wolverhampton WV11 3AW (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 **One month** from the date on which this Notice takes effect.

THIS NOTICE SHALL TAKE EFFECT subject to the provisions of Section 217(3) of the Act,
on **21st May 2018**

SCHEDULE OF WORKS

The required works are -

1. Clear rear garden of rubbish and vegetation and bring to a maintainable standard.
2. Re-glaze any broken window panes and ensure property is secure.
3. Remove all waste materials arising to a registered disposal facility.

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

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Dated – 19th April 2018

Signed.....

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

The officer dealing with this matter is: Lynda Eyton
Telephone: 01902 555706

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

To: Mehrunnisa Alikhan Ahmed Khan
45 Springhill Road, Wolverhampton WV11 3AW

Mehrunnisa Alikhan Ahmed Khan
26 Dunoon Drive, Ettingshall, Wolverhampton WV4 6BS

WHEREAS:-

- (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 45 Springhill Road, Wolverhampton WV11 3AW (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 **One month** from the date on which this Notice takes effect.

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

on **21st May 2018**

SCHEDULE OF WORKS

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1. Clear rear garden of rubbish and vegetation and bring to a maintainable standard.
2. Re-glaze any broken window panes and ensure property is secure.
3. Remove all waste materials arising to a registered disposal facility.

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

Dated – 19th April 2018

Signed.....

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

The officer dealing with this matter is: Lynda Eyton
Telephone: 01902 555706

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.



**CITY OF
WOLVERHAMPTON
COUNCIL**

Notice Served – Section 215 – Land adversely affecting the amenity of the neighbourhood

Property/ Land – 45 Springhill Road, Wolverhampton WV11 3AW

IDOX Ref – 41337

Parties and Address Served on	Method	Date	Time	Officer
The Owner 45 Springhill Road Wolverhampton WV11 3AW	Fixed to Property	19/04/2018	10.15	Lynda Eyton
The Owner 45 Springhill Road Wolverhampton WV11 3AW	By Hand	19/04/2018	10.20	Lynda Eyton
Mehrunnisa Khan 45 Springhill Road Wolverhampton WV11 3AW	By Hand	19/04/2018	10.20	Lynda Eyton
Mehrunnisa Khan 26 Dunoon Drive Wolverhampton WV4 6BS	First Class Post	19/04/2018	4pm	Lynda Eyton
Mehrunnisa Khan 45 Springhill Road Wolverhampton WV11 3AW	First Class Post	19/04/2018	4pm	Lynda Eyton

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

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CITY OF
WOLVERHAMPTON
C O U N C I L

Notice Served – Section 215 – Land adversely affecting the amenity of the neighbourhood

Property/ Land – 45 Springhill Road, Wolverhampton WV11 3AW

IDOX Ref – 41337

SIGNED  DATED 19-4-18

Appendix 20

4 July 2018

My Ref: EP/NH/SEC215/45SPR

Mehrunnisa Khan
26 Dunoon Drive
Ettingshall
Wolverhampton
WV4 6BS

Dear Mrs Khan

Re: Section 215 Notice – 45 Springhill Road, Wednesfield, Wolverhampton, WV11 3AW

Following an inspection carried out at the above property on 3 July 2018, I am of the opinion that the Section 215 Notice has not been complied with. No appeal has been made to the Magistrates Court and the Notice therefore remains effective.

I have attached a copy of the original Notice for your attention and the following items remain outstanding –

1. Clear rear garden of rubbish and vegetation and bring to a maintainable standard.
2. Re-glaze any broken window panes and ensure property is secure.
3. Remove all waste materials arising to a registered disposal facility.

As you will be aware, the Notice came into effect on 21st May 2018 and expired on 18 June 2018.

As the works contained within the Notice have not been complied with, the council is considering if it's in the public interest to take forward a prosecution or to carry out works in default to resolve the outstanding issues. However, as the property has been empty for 3 years, consideration is also now being given to a Compulsory Purchase Order in Order to provide housing and to remove the on-going detrimental effect the property and land is having on the area.

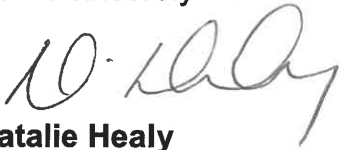
PTO....

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CITY OF
WOLVERHAMPTON
COUNCIL

You are advised to provide your proposals to bring the property back into use including timescales in writing within 28 days. The council will consider your proposals prior to taking further action.

Yours sincerely



Natalie Healy
Housing Improvement Officer (Empty Properties)
Private Sector Housing Team
Direct: 01902 550554
Email: natalie.healy@wolverhampton.gov.uk

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Appendix 21

18 July 2018

PRIVATE AND CONFIDENTIAL

Ms Mehrunnisa Khan
26 Dunoon Drive
Wolverhampton
West Midlands
WV4 6BS

Dear Ms Khan

Meetings with Council Officers

I write in relation to your recent verbal communication with Council Officers during site visits, in particular discussions with Environmental Health Officers. I am informed that you have made reference to taking an Officer to Court alleging he is racist and accused another Officer of stealing on a number of occasions.

The Council is of the view that the language you have used is inappropriate and has the potential to cause serious offence. The Council's employees, agents and contractors have the right to carry out their duties without fear of receiving abusive or offensive language.

Should you continue to use inappropriate or offensive language, then the Council reserves the right to take appropriate legal action to ensure its employees, agents and contractors are not subject to such verbal communication or other inappropriate behaviour.

In addition, whilst at present you are able to communicate with the Council and its Officers via a range of different media, should you continue to communicate inappropriately then the Council will seek to apply its communications policy to you which will only permit communication via hard copy written letter to a single point of contact.

In the future if you are dissatisfied with any aspect of our service delivery I would encourage you to raise this with us in an appropriate manner by contacting the Customer Feedback Team via customerfeedback@wolverhampton.gov.uk or by visiting <http://www.wolverhampton.gov.uk/article/2962/Customer-feedback>

You may also wish to seek independent legal advice from an organisation such as the Citizens Advice Bureau or from an independent Solicitor. The Law Society can provide you with the contact details of a local Solicitor's firm who may be able to assist you.

Yours sincerely



Sarah Campbell
Customer Engagement Manager

Direct: customerfeedback@wolverhampton.gov.uk
Email: 01902 551901

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

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Appendix 22

26.0.18



Appendix 23

25 February 2019

My Ref: EP/NH/SEC215/CPO/45SPR

Merunnisha Khan
26 Dunoon Road
Ettingshall
Wolverhampton
WV6 6BS

Dear Merunnisha Khan

Re: Section 215 Notice, Town & Country Planning Act 1990 – 45 Springhill Road, Wednesfield, Wolverhampton

I'm contacting you regarding the above mentioned empty property, as the condition of the premises and land continues to cause concern to local residents and the Council.

I last spoke to you by telephone in July 2018 and you explained that you did intend to consider your options and let me know what assistance I could provide, including your plans for the property, but to date I've not received any further details from you.

Unfortunately, a Section 215 Notice, Town and Country Planning act 1990 was served at the property on 19 April 2018 and have included a copy for your information. The Notice requested that you, as the owner responsible complete elements of work to the property to alleviate the visual detriment, which included the rear garden, but to date none of the work has been completed and still remains outstanding.

The Council continues to receive complaints regarding the condition of the property, the length of time it has remained empty and the very overgrown rear garden, which you must appreciate is impacting on the neighbours.

Please could you contact me to arrange a meeting at the Civic Centre to discuss the ongoing issues or would appreciate information on your intentions in writing for all of the outstanding works to be completed and timescales for bringing the property back into use **within 21 days** prior to any further action being pursued.

Yours sincerely



Natalie Healy
Housing Improvement Officer (Empty Properties)
Private Sector Housing Team

Direct: 01902 550554

Email: natalie.healy@wolverhampton.gov.uk

Cc – Section 215 Notice 19/4/18

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

 wolverhampton.gov.uk

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

 [WolverhamptonToday](https://www.facebook.com/WolverhamptonToday)

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Appendix 24

15 April 2019

Mehrunnisa Khan
26 Dunoon Drive
Ettingshall
Wolverhampton
WV4 6BS

Dear Mehrunnisa Khan

Empty Property at 45 Springhill Road, Wednesfield, Wolverhampton, WV11 3AW - Title No. WM754423

You have responded by telephone to my letter dated 15 April 2019, but to date despite my attempts and voicemail messages left I've been unable to discuss the contents of the correspondence further with you.

On 2 April 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 Council has contacted you numerous times since 2016, to discuss the issues at the property and a way forward, but to date this has been unsuccessful. As a resolution to the current situation, there is 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. You will need to appoint a RICS Chartered Surveyor and solicitor to act on your behalf in the negotiations.

You will be compensated the agreed full market value of the property less any debts owing to the Council. Please supply the contact details of your chosen surveyor if you intend 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

Natalie Healy



Housing Improvement Officer

Direct: 01902 550554

Email: natalie.healy@wolverhampton.gov.uk

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Appendix 25

Natalie Healy

From: Customer Services
Sent: 18 April 2019 16:37
To: R & T Empty Properties
Subject: Normal / Report Empty Property / Private Sector / CAS-678849- PROTECT
CRM:0010270

Follow Up Flag: Follow up
Flag Status: Completed

Private Sector / Report Empty Property

A new case has been created:
Case Number: CAS-678849

Customer Details:

Customer Ref: CON-324674

Springhill Road

Wolverhampton
WV11 3AW

Work:
Home:
Mobile: 07899100107
Email:

Preferred method of contact: No Preference

Case Details:

Title: Private Sector - Report Empty Property
Enquiry Status: New
Priority: Normal
Date & Time of Call: 18/04/2019 16:35

Location:
Springhill Road

Wolverhampton
WV11 3AW

Enquiry Details:
Customer had a missed call yesterday
He reported a empty property
He would like a call back

Actions Taken:
Sent to private sector

Kind regards,

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Natalie Healy

From: Customer Services
Sent: 05 May 2019 12:10
To: R & T Empty Properties
Subject: Normal / Report Empty Property / Private Sector / CAS-693190- PROTECT CRM:0010881

Follow Up Flag: Follow up
Flag Status: Completed

Private Sector / Report Empty Property

A new case has been created:
Case Number:CAS-693190

Customer Details:

Customer Ref: CON-324674

45 Springhill Road

Wolverhampton
WV11 3AW

Work:
Home:
Mobile:
Email: @hotmail.com

Preferred method of contact: No Preference

Case Details:

Title: Private Sector - Report Empty Property
Enquiry Status: New
Priority: Normal
Date & Time of Call: 05/05/2019 12:07

Location:
45 Springhill Road

Wolverhampton
WV11 3AW

Enquiry Details:
Email received at CS 17/4/19-

Your Environmental Health enquiry
Good Morning,

I'm just emailing regarding number 45 Springhill Road, Wednesfield, Wolverhampton regarding their property. Yesterday we saw a rat in the back garden which doesn't surprise me considering the state it has been left in. The back garden is full of overhanging trees one of which is right by their back door which might I add is smashed in where anybody could access and I'm concerned that the roots from this tree may in time effect the structure of my property. The front window have been smashed and are boarded up. I have been advised that there was an eviction notice put up which someone has ripped off for the council to

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take ownership of this property and rectify. It hasn't had anyone living in there for 4 years at least I am advised.

Please could you get in touch with me regarding this issue and any questions you have.

Kind Regards

Actions Taken:
passed to dept

replied 5/5/19

Kind regards,

Customer Services

<http://www.wolverhampton.gov.uk/customerservices>

E-mail: CustomerServices@wolverhampton.gov.uk

City of Wolverhampton Council



FOSTER CARE FORTNIGHT
13-26 MAY 2019

COME AND TALK TO US ABOUT FOSTERING FOR WOLVERHAMPTON



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Appendix 26

Natalie Healy

From: Customer Services
Sent: 28 October 2019 16:03
To: R & T Empty Properties
Subject: Normal / Report Empty Property / Private Sector / CAS-844189- PROTECT
CRM:0010151

Follow Up Flag: Follow up
Flag Status: Completed

Private Sector / Report Empty Property

A new case has been created:
Case Number:CAS-844189

Customer Details:

Customer Ref: CON-324674

45 Springhill Road

Wolverhampton
WV11 3AW

Work:
Home:
Mobile:
Email: @hotmail.com

Preferred method of contact: No Preference

Case Details:

Title: Private Sector - Report Empty Property
Enquiry Status: New
Priority: Normal
Date & Time of Call: 28/10/2019 15:59

Location:
45 Springhill Road

Wolverhampton
WV11 3AW

Enquiry Details:
Customer saying this is empty property
He is saying grass is overgrown
Doors are unsafe
Please look into this

Actions Taken:
Sent to team

Kind regards,

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Appendix 27

CITY OF WOLVERHAMPTON COUNCIL

DELIVERED BY HAND

Notice Ref No. RR/CPO016616

Served on: The Owner, 45 Springhill Road, Wednesfield, Wolverhampton, WV11 3AW

Property Referred to: 45 Springhill Road. Wednesfield, Wolverhampton, WV11 3AW

Date of Notice: 3 February 2020

Details of Delivery: Attached to the front porch door window (I also posted through the front door).

Date and Time of Delivery: 3 February 2020 @ 16:12pm

Delivered by and Position: Natalie Healy, Housing Improvement Officer

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

Signed:



Dated:

4.2.2020

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03.02.2020 16:12

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Appendix 28

Natalie Healy

From: <Natalie.Healy@warrington.gov.uk>
Sent: 01 December 2020 12:19
To: Natalie Healy
Subject: 45 Springhill Road, WV11 3AW

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.

Hi Natalie,

Apologies in the delay in getting these photos to you but attached are the images of next door. I have already had to replace the fencing due to the damage caused because of the trees.

Could you confirm that you have received these and what happens next.

Kind Regards



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Appendix 29

From: internal.customerservices
Sent: 04 August 2020 19:46
To: Environmental Health <EnvironmentalHealth@wolverhampton.gov.uk>
Subject: Report It/Accumulations/CWC-221574 CRM:0074267

Report It/Accumulations
A new case has been created:
Case Number: CWC-221574

Customer Details:

Customer Ref: CIT-165468
Complainant re:
-- SPRINGHILL ROAD, WOLVERHAMPTON, WV11 3AW

Main Phone:

Work:
Home:
Mobile:
Email: -----@-----.co.uk

Preferred method of contact: Any
Customer's chosen update method for this case: Email

Reporter Details:

Customer Ref: CIT-165468
Complainant
--- SPRINGHILL ROAD, WOLVERHAMPTON, WV11 3AW

Work:
Home:
Mobile:
Email:-----@-----.co.uk

Preferred method of contact: Any
Customer's chosen update method for this case: Email

Case Details:

Title: Report It - Accumulations reported 01/08/2020 07:00
Enquiry Status: Allocated (update expected)
Priority:
Date & Time of Call: 01/08/2020 08:00
Location:
45 SPRINGHILL ROAD, WOLVERHAMPTON, WV11 3AW

Enquiry Details:

I reported the very poor condition of a property at 45 Springhill Road, Wednesfield on 31st July 2019, well before the current situation we are now in, and received a reply quoting CON-027141, nothing seems to have been done with the empty property and is now looking very bad.

I am aware that the council cleaned out the property last year, at I believe council tax payers expense which is now looking the it will need the work repeating.

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Could you please advise what will be happening to the property as numerous of my neighbours have commented on its condition and I believe it is now a blight on the surrounding properties and consequently could reduce the value of the surrounding properties.

Kind regards,

Complainant

Actions Taken:
sent to back office

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Appendix 30



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06.08.2020 14:12

Appendix 31

help me improve my health issues.

Since 2015 when I went into acute renal failure, I have been struggling with my 5 medical Major issues with no help from the council.

Before 2015, I was disabled for approximately 15 yrs. and due to the racial harassment of the neighbours & the police, I had to leave U.K & leave abroad for nearly one year & 3 months. Disability was stopped in 2014 when I left UK (1st January, 2014). My passport will prove to you (everything is documented).

At this age, coming up to 68 yrs soon I do not get any help from the council.

At present I can hardly see and not being well at all, I cannot give you a full objection, detailing everything that has been thrown at me now, as firstly I am struggling to see, my heart issues etc.

A number of issues of the property mentioned above. This is not a small matter. This has not been caused by me but the neighbours, the Police & the two people working in the Walsingham City Council, Joanna

continued Thompson - the one who entered my property without prior notice and ransacked the full house and damaged it as well. One of my top window was slightly opened and she asked a neighbour to put a ladder up & see what was in the property. By Law, no one has the right to do

The property didn't have mice, rats or vermin for her to force into my private property and ransack all the items from my own property. My neighbour told me she had brought 4 vans to remove my private belongings. There was no ^{official} warrant of any sort & neither were any presence of the Police. This type of behaviour shall not be accepted by me or the law. I had been to the court to obtain the warrant, but said there was no warrant issued. Goods worth over £70000 were removed from my own property without my knowledge and even the shaddelins on the walls & ceilings of my sitting room.

Since I have been in a criminal court by me through my lawyers & Barristers, Everything was brand new & not stolen. Some still in Boxes. When I got the keys of from the council I was shocked to see the lights on & the water running. The floor carpets kitchen cabinets, all damaged plus she broke the lock of the one bedroom that was locked. (A number of issues caused by J. Thompson)

The second one, Linda Eaton, she started harrasing & threatening me on the phone. I tried to negotiate & solve the issue but she refused and said she will put a compulsory purchase order. Going through all the medical problems both these people have put further pressure on me, hence further deterioration of my health

PS: The council
 Sorry, I am
 10 W. Road
 Mrs. [Name]
 Tax had no
 problem with
 my out
 priority
 since I
 court
 of
 for her
 45 Sprashes

(Scan sent) JEZ



The Royal Wolverhampton NHS Trust

Enquiries please contact HEART ASSESSMENT TEAM
Direct Dial 01902 694227
Monday to Friday 9.00am-4.30pm

New Cross Hospital
Wolverhampton Road
Wolverhampton
West Midlands
WV10 0QP

Tel: 01902 307999

346 A

Mrs M. Khan
8 Kirkwell Crescent
BILSTON
WV2 2BF

Date: 25/02/2020
NHS Number: ~~0000000000~~
Hospital Number: ~~1000000~~



G743ZKFARHS
A346 c1.69/515 b1

NOTIFICATION OF APPOINTMENT- HEART ASSESSMENT CLINIC

An appointment has been arranged for you to attend the Heart Assessment Clinic

on **Wednesday 6th May 2020** at **9:30 a.m.**

This clinic is held in: **ZONE B B3 CARDIAC OUTPATIENT DEPARTMENT.**

You should be aware that you will have a heart scan performed and other investigations during this visit. You should therefore be prepared to be at the hospital for approximately two hours.

The nearest car park is: **P2 CAR PARK.**

Please allow time to park as our car parking areas may be busy. Car Parking is "pay as you leave". There are designated disabled parking spaces.

Public transport: details of the buses coming to the hospital are on our website www.royalwolverhamptonhospitals.nhs.uk.

If you wish to cancel or re-arrange this appointment please let us know as soon as possible by calling us on the telephone number above.

If you are taking any medicines or tablets please bring them with you in their original containers, including herbal or homeopathic preparations. Children under 16 years should be accompanied by a parent or guardian. If you need an interpreter, please let us know and we will arrange one. You are welcome to bring a relative or friend with you to all appointments.

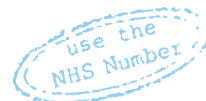
Do you know what happens to the information you provide? Please see trust Website for details www.royalwolverhampton.nhs.uk/privacy-notice/

CARDIAC INVESTIGATIONS

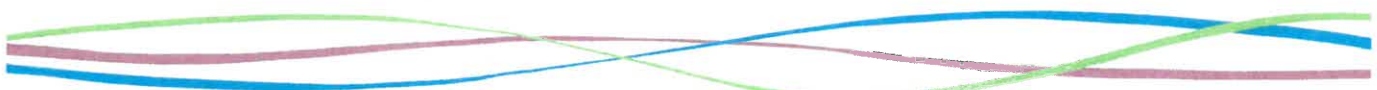
Chairman: Professor Steve Field CBE
Chief Executive: David Loughton CBE
[Preventing Infection - Protecting Patients](#)

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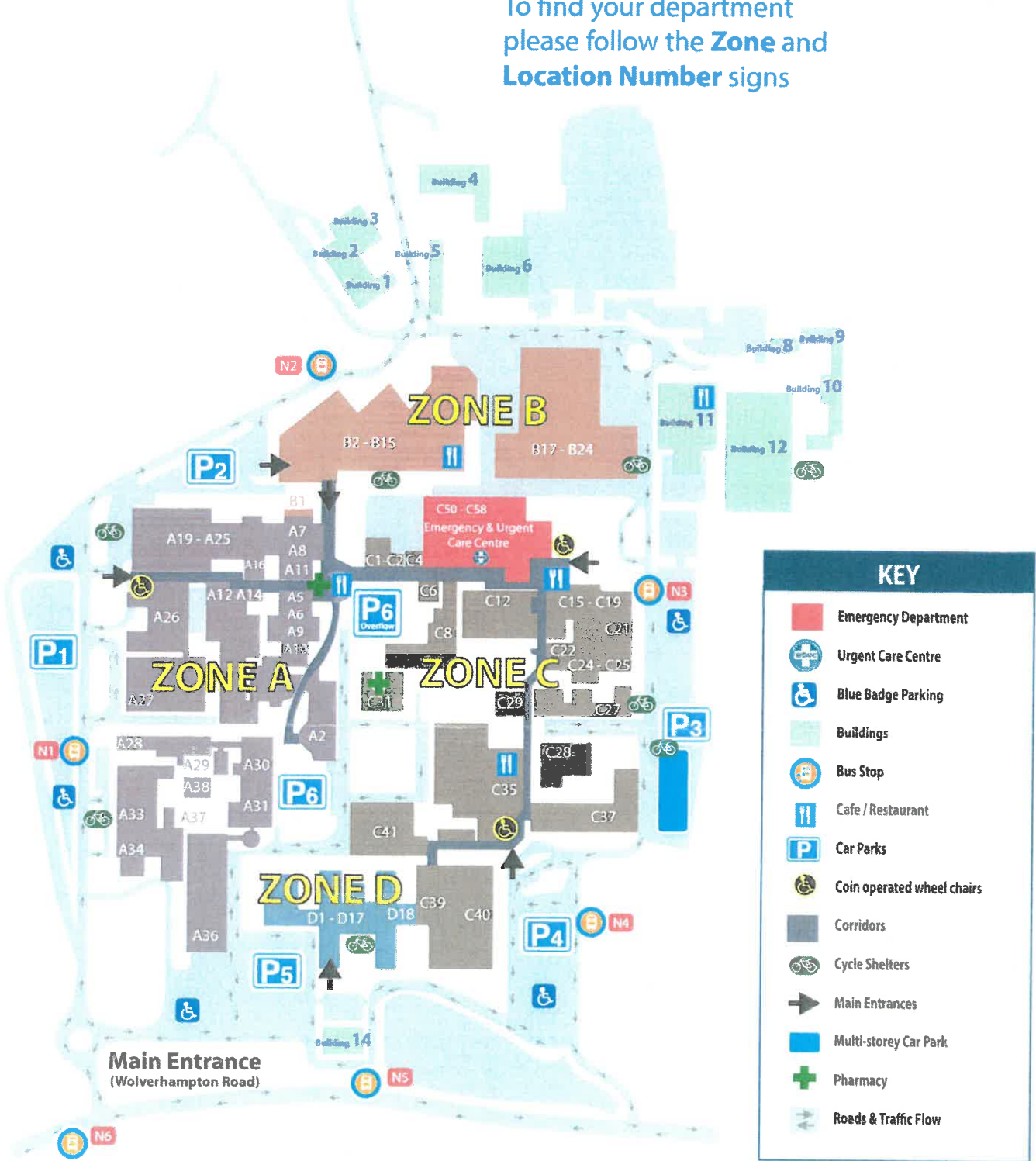


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**Entrance 2
(Prestwood Road)**

To find your department please follow the **Zone** and **Location Number** signs



Appendix 32

**Wolverhampton Magistrates Court (Code 2919)
Warrant to Enter Premises**

Public Health Act 1936 – Section 287(2)

Date: 20 July 2017

Informant: Joanne Thomson, Compliance Officer, Place Directorate,
Wolverhampton City Council, Civic Centre, St Peter's
Square, Wolverhampton WV1 1RG

Information: The Informant, being a duly authorised Officer of
Wolverhampton City Council states on oath that:

IT is necessary, at all reasonable hours, to enter upon land comprising a
dwelling house situated at 45 Springhill Road, Wolverhampton WV11 3AW
("premises") owned by Mehrunnisa Alikhan Ahmed Khan ("the owner").

UNDER the provisions of Section 287(1)(c) of the Public Health Act 1936.

IN being satisfied that the premises was in such a filthy or unwholesome
condition to be prejudicial to health on 30 June 2016 the Council issued and
served a notice on the owner under Section 83 of the Public Health Act 1936
("the notice"). The notice required by the 30 July 2016 the owner to
1. Remove and dispose of all rubbish, including food waste, packaging and all
redundant items 2. Thoroughly cleanse and disinfect all floors and other parts
of the premises which are soiled 3. Thoroughly cleanse and disinfect all soiled
furniture, fittings and soft furnishings except those items which are not
practical to cleanse in which case they are required to be removed and
disposed of and 4. Arrange an effective pest control treatment ("the works").

THAT further to the service of the notice the owner has failed to execute any
works to the premises with a view to complying with the notice.

THAT admission to the premises is apprehended to be refused.

THAT having regard to Section 287(1)(c) of the Public Health Act 1936 such
entry is necessary for the purpose of executing works required to remedy the
condition of the premises.

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The above information being this day laid before the undersigned District Judge or Justice of the Peace who is satisfied that there is reasonable ground to believe as above.

Direction: To Joanne Thomson, Compliance Officer of the said Council you are hereby authorised, taking with you such other persons as may be necessary, to enter the premises, if need be by force, for the purpose of executing works to remedy the condition of the premises to comply with the notice and this Warrant will continue in force until the purpose for which entry is required has been satisfied.

Dated this 20 day of July 2017 time: 10.44

 SP

.....
District Judge / Justice of the Peace

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Appendix 33

Address: 45 SPRINGHILL ROAD

Date: 4/8/17

Quantity	Item	Comments
1	Samsung camera.	in sealed packaging
1	Black Gwendolyn wallet. II	empty.
1	Gold type & brown clutch bag	empty.
1	Servo watch box	empty.
1	Black ring box	empty.
1	Insulin pen in brown case.	
Numerous	Bangles, necklaces & earrings	in GORGEOUS bag.
1	Ralph Klein box (pink) containing Citizen Quartz watch.	
-	£1-01 change put in GORGEOUS Bag	1 x £1 coin 1 x £.01 coin

Signature of property owner/representative NOT PRESENT Date

Signature of Council Officer 1 [Signature] Date 4/8/17

Signature of Council Officer 2 [Signature] Date 4.8.17

Page number 111

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Address: 45 Springhill Rd.
 Date: 3/8/2017

Quantity	Item	Comments
1 box	Buckingham necklace & earring set.	Amber colour in Box.
1	Butterfly brooch	
1	Heart pendant of chain	
1	E+vie Accessories necklace	
1	Opia necklace & earrings set	Primark
1	Opia pearl type necklace & bracelet with bow.	
1	leaf shaped necklace	
1	Buddle necklace	
1	stone shaped pendant gold colour & black.	
1	Gold coloured bird pendant & chain	
1	tie type necklace with pearl type baubles.	

Signature of property owner/representative NOT PRESENT Date

Signature of Council Officer 1 *Ortansa* Date 3/8/17

Signature of Council Officer 2  Date 3.8.17

Page number 1/5.

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Address: 45 Springhill Road

Date: 3/8/2017

Quantity	Item	Comments
1	silver adorned elephant pendant & necklace	
1	Amanda Suarez. necklace & earrings	Blue & stones in box.
1	Empty Versace box with receipt for fills.	
1	necklace & earring set	In green box
1	Barclays Visa Debit card.	NAME M A KHAN. Expires end 10/15.
1	Swarovski Pen in box	White pen & crystals in black box.
1	flower pattern Jewellery box.	No items actually in box.
1 x	Nat West Bank cheque card.	Mrs M. A Khan end 11/97.
1	Nat West Bank Access Mastercard.	Mrs Mehvanshi KHAN. end 10/97.
1	Pair CHOPARD glasses in CARTER glass case.	
1	Pair eyeglasses in black glass case.	

Signature of property owner/representative NOT PRESENT Date

Signature of Council Officer 1 [Signature] Date 3/8/17

Signature of Council Officer 2 [Signature] Date 3.8.17

Page number 2/5

174

Address: 45 SPRINGHILL RD

Date: 3/8/2017

Quantity	Item	Comments
1	Xing Meng Yuan Jewelry - fashion necklace.	Grey stone & white stone.
2	Employer ID cards for KINGSWAY SUPPLIES LTD.	1x ANWANULLAH S KHAN, 1x MEHRUNA KHAN
1	Pear shaped necklace & chain	
1	Hair clip - Black plastic & white stone.	
44	fashion bangles.	mainly pink - some darker colours.
1	Black black beaded necklace on black ribbon	
1	pearl type handbag chain	
1	Set of winged earrings	
1	clear plastic disc type ball.	
1	Silver type with stone necklace	
1	red roped necklace	

Signature of property owner/representative NOT PRESENT Date

Signature of Council Officer 1 [Signature] Date 3/8/17

Signature of Council Officer 2 [Signature] Date 3.8.17

Page number 3/5

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Address: 45 Springhill Rd,

Date: 3/8/2017.

Quantity	Item	Comments
1	Red teardrop shaped pendant	
1	Set pearl type bow earrings	
1	Heart shaped pendant with chain	Broken.
1	Opaque pink bracelet & necklace set	
1	Pair black I earrings.	
1	Silver type circular pendant.	
1	Bow type broache.	
1	pearl type small bracelet	
1	Tiger type purse	1x £10 note 2x 20p. 1x 2p. 8x £1 coins 2x 10p. 13x 1p. 3x 50p. 4x 5p
1	Gucci box (brown) Empty.	No item in box but instructions show watch box - Receipt dated 19/1/13. 3,950-01 AED
1	Fur Radio Silver	

Signature of property owner/representative Not Present Date

Signature of Council Officer 1 [Signature] Date 3/8/17

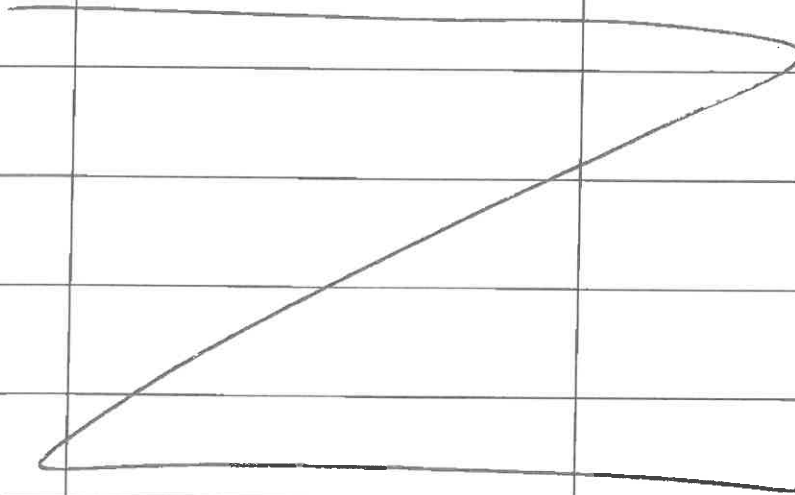
Signature of Council Officer 2 [Signature] Date 3.8.17

Page number 4/5

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Address: 45 Springhill Road.

Date: 3/8/2017.

Quantity	Item	Comments
1	Gold coloured Chanel hand bag.	
1	Hudson black Jewellery box with 1 key.	No items in box other than the key.
1	LISA black clutch bag in wrapper.	
1	Purple fashion necklace	
1	Silver type glasses/ watch chain	
1	Red Jewellery box	No items in box.
		

Signature of property owner/representative NOT PRESENT Date

Signature of Council Officer 1 O. Thompson Date 3/8/17

Signature of Council Officer 2 [Signature] Date 3.8.17

Page number 5/5.

177.

Please Ask For City Direct/R Johnson
Direct Line 551155

45 Springhill Rd.

Wolverhampton
City Council



Steve Woodward
Head of Street Scene Services

Culwell Street
Wolverhampton WV10 0JN
Main Switchboard (01902) 556556
Website www.wolverhampton.gov.uk

ADVICE TO CUSTOMER - TREATMENT DETAILS ARE GIVEN OVERLEAF

To deal with rats/mice/insects in your premises the Council's Pest Control Officer has placed poison baits and/or treated with insecticide in carefully selected points which should not be disturbed.

The poison used is approved for domestic and commercial use (e.g. houses, flats and schools) under the Control of Pesticides Regulations 1986. However, your co-operation is requested in adopting the following precautions to further minimise any risks to occupants and pets, and to ensure an effective treatment.

PRECAUTIONS

1. AVOID ALL CONTACT BY MOUTH.
2. DO NOT LET CHILDREN OR PETS, PARTICULARLY DOGS, HAVE ACCESS TO THE BAIT.
3. IN CASE OF AN ACCIDENT, CONTACT A DOCTOR OR VETERINARIAN AND SHOW THIS LEAFLET.
4. MAINTAIN A HIGH STANDARD OF CLEANLINESS. DO NOT ALLOW REFUSE TO COLLECT UNNECESSARILY AND CLEAR SURPLUS PET FOOD AFTER FEEDING. DO NOT FEED BIRDS IN THE GARDEN AS THIS MAY ATTRACT RODENTS.

The poison bait used on your premises is detailed below together with its active ingredient and antidote. *(Operator to tick appropriate box).*

- | | | |
|--------------------|--|-------------------------------------|
| <u>Mice</u> | - Sorex D
(Difenacoum)
(Antidote - Vitamin K1) | <input type="checkbox"/> |
| <u>Rats</u> | - Neokil or Neosorexa
(Difenacoum)
(Antidote - Vitamin K1) | <input checked="" type="checkbox"/> |
| <u>Fleas</u> | - Fendona
(Alphacypermethrin)
(Wash skin and treat symptomatically) | <input type="checkbox"/> |
| <u>Cockroaches</u> | - Maxforce
(w/w Imidacloprid)
(Wash skin. If ingested do not eat or
drink anything and seek medical advice) | <input type="checkbox"/> |
| <u>Other</u> | - FICAM W
(w/w Bendiocarb) | <input type="checkbox"/> |

*COSHH Sheets for these chemicals are held at Wolverhampton City Council, Street Scene Services.

Please contact (01902) 551155 if you require further information in the event of an emergency.

(In case of emergency seek medical advice)

Appendix 34

Endorsement

I Joanne Thomson a duly authorised officer of City of Wolverhampton Council confirm that on 27 July 2017 I did execute a Warrant to Enter Premises at **45 Springhill Road, Wolverhampton WV11 3AW** of which this is a true copy. The works to remedy the condition of the premises were completed on 8 August 2017

Signed.....*Joanne Thomson*..... Dated.....*15/8/17*.....

I Mehrunnisa Khan, owner of 45 Springhill Road, W11 3AW have today received 2 x Front Door Keys and 2 X Back Door Keys from Compliance Officer Joanne Thomson, Public Protection. I have obtained the keys from City of Wolverhampton Council, Civic Centre, St Peter's Square, Wolverhampton, WV1 1RP.

I am to receive a further 1 x Front Door Key and 1x Back Door Key

Signed  Date 9/ August / 2017

Print Name MRS. MEHRUNNISA. A. KHAN

Signed  Date 09.08.17

Print Name: Joanne Thomson (Compliance Officer)

Signed (witness)  Date 09.08.17

Print Name: Phil Richards (District Officer)

**CITY OF
WOLVERHAMPTON
C O U N C I L**

CERTIFICATE OF SERVICE BY HAND

I, Joanne Thomson, Compliance Officer of Wolverhampton City Council, Civic Centre, St Peter's Square, Wolverhampton WV1 1RG, hereby certify that, on 16th August 2017 I served :

Mrs Mehrunnisa Khan

with:

A letter enclosing 2 keys (1 x front door key & 1 x back door key) to the property at 45 Springhill Rd, Wolverhampton, WV11 3AW

of which true copies are attached hereto, by serving the said documents by hand (posting them through the letterbox) at the address shown on the relevant copy document, being the address the keys relate to.

Dated the 16th day of August 2017

Signed 

Appendix 35

STATEMENT OF FACTS IN SUPPORT FOR AN APPLICATION TO APPLY FOR A WARRANT TO ENTER PREMISES AT 45 SPRINGHILL ROAD, WEDNESFIELD, WOLVERHAMPTON, WV11 3AW

I am Joanne Thomson a Compliance Officer within a Public Protection Team, employed by City of Wolverhampton Council. I am an authorised officer for the purpose of the Public Health Act 1936. I was the lead officer relating to works carried out at 45 Springhill Road WV11 following the issue of a warrant to enter these premises by Wolverhampton Magistrates Court.

The property is owned by **Mehrunnisa Alikhan Ahmed Khan** of 45 Springhill Road under registered title WM754423.

20th July 2017

I attended Wolverhampton Magistrates court with Kevin Roberts from legal services to apply for a warrant to enter the premises of 45 Springhill Road in order to carry out works following the issue of a notice under section 83 of the Public Health Act 1936.

The application was successful and a warrant was granted by the Magistrates court.

I immediately took the following action so that the warrant could be executed:

- Booked pest control to attend the property on 27.07.17
- Booked the locksmith (Cummings) to attend on 27.07.17
- I received a quote from Amey for the works required to clear the property in line with the requirements of the s83 notice.
- I sent an e-mail to Amey to confirm the purchase order for 03.08.17, which allowed for one week for the pest treatment to be effective before clearance

Sent a letter to Mrs Khan at 88 Barbel Drive advising her that the warrant had been granted and that I was planning to execute the warrant on 27.07.17

27th July 2017 – Execution of Warrant

Site visit made to 45 Springhill Road with District Officer Phil Richards. The following was undertaken at the property

- Locksmith (Cummings) changed the front porch and backdoor locks. £ sets of keys were received
- Pest control (2men) attended a laid down bait at the property. There was old evidence of rats in the garage but the evidence was that it was mainly mice that had been present. Identified activity in the dining room and porch areas. There was also an infestation of biscuit beetles in the kitchen cupboard.
- A copy of each side of the warrant was displayed on the glass windows of the porch.
- Sharps box sighted in the hallway and there were numerous blister packs of tablets scattered about in the property.
- Phone call to Amey to advise re sharps risk and clinical waste.

28th July 2017

Spoke to Richard Long & Lynda Eyton in empty property team to update them regarding action being taken – I was advised that Mrs Khan had moved.

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Northgate checked – new address for Mrs Khan identified.
Discussed with legal services in case change of address had any legal implications. I was advised that this did not alter things as all correspondence issued to 'last known address'.

Letter sent to Mrs Khan at her new address by first class post to advise her of action taken.

2nd August 2017

Phone call from Mrs Khan in response to letter. The following was discussed

- I advised Mrs Khan how she could obtain a key to the property
- Mrs Khan said I was trying to kill her by putting stress on her heart
- Mrs Khan said we could not go in to her property and she will change the locks - explained we have a warrant and locks would be changed again if needed which would incur extra costs
- Mrs Khan said we were just trying to take her things

Discussed matter with Shaun Walker (line manager) and gave him one of each key in case Mrs Khan called in to the office to collect them whilst I was out on site.

Kevin Roberts in legal services updated.

3rd August 2017

Attended property with District Officer Phil Richards.

Amey (3xmen) also in attendance and started clearance of property.

- Lots of meds and sharps to be disposed of as chemical waste
- Correspondence to be disposed of by incineration rather than landfill for confidentiality purposes
- Valuables listed

Pest control also visited to check property for any new pest activity – none

4th August 2017

Attended property with District Officer Phil Richards

Lynda Eyton (empty properties) also visited to assist & advise on how to deal with empty property situation

Amey attended and continued to clear property.

7th August 2017

In attendance was me, Phil Richards and Amey.

Clearance continued.

I spoke to pest control and advised no bait had been taken – I was advised there was no need for a further visit as long as the bait is removed before we leave. As Phil Richards is appropriately trained for this he agreed to remove the bait once work completed.

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8th August 2017

In attendance was me, Phil Richards and Amey.

Amey operative (Dave) advised that when clearing the kitchen he had found old evidence of rat/mice activity.

Work completed at the property.

9th August 2017

I spoke to Lynda Eyton & Richard Long to advise that work had now been completed at property. They confirmed Lynda will now deal with the empty property matter.

Mrs Khan attended the Civic Centre and met with me and Phil Richards. She was given, and signed for 2 of the 3 sets of keys to the property. The third set was still held by Shaun Walker who was not in the office. I advised Mrs Khan I would contact her when I had access to the third set to arrange issuing them to her.

Mrs Khan asked if she can change the locks and I advised her that she can now that works had been completed.

Mrs Khan confirmed that she is happy for Lynda Eyton to contact her regarding the matters relating to the overgrown garden and her intentions regarding the property being empty. Mrs Khan gave me her contact details to pass on to Lynda Eyton.

Advised Lynda Eyton as above

11th August 2017

E-mail from Lynda Eyton to advise that when speaking to Mrs Khan she was asking about a mattress that had been disposed of.

14th August 2017

Tried to call Mrs Khan on the landline number she gave me – confirmed with person who answered that I had the correct number but this was not a number for Mrs Khan.

Called Mrs Khan's mobile number and left a message asking her to contact me to arrange to pick up her 3rd set of keys.

Mrs Khan called me and said she didn't want the keys as she had changed the locks. Mrs Khan asked about a mattress and other items at the property. She said she wanted any photos that had been taken as she was taking the matter to Crown Court. Advised her to put request in writing which she said she would do.

Mrs Khan asked me for the contact details for the Magistrates Court as she believed she had left the keys for her current address there when she attended court on Friday to see about taking action against us.

Magistrates Court contact information given.

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15th August 2017

Meeting held between me, Phil Richards and Kevin Roberts in legal services.

Update given as to action taken to date. I was advised to post the keys through the door at 45 Springhill Road with a cover letter and to complete a warrant endorsement.

Warrant Endorsement completed and a copy of the warrant attached to it. Documents handed to Kevin Roberts.

16th August 2017

Site visit made to 45 Springhill Road where a cover letter and the 3rd set of keys were posted through the letterbox.

29th August 2017 (returned from leave)

E-mail picked up from Lynda Eyton dated 18th August 2017, advising Mrs Khan had called to say that I, and anyone who went in to her property would end up in Crown Court and making allegations that I had taken things from her property, including taking the number plates off her car. The e-mail also suggests that Mrs Khan has put a curse on us saying that bad things will happen to us.

22nd September 2017

Phone call from Gita? in customer services advising Mrs Khan was on the phone wanting to speak to somebody regarding someone from the council raiding her house and stealing her things. I advised Gita that property had been entered with a warrant and that if Mrs Khan wanted to make a complaint then, as she has already been advised, she needs to put this in writing to legal services. I further advised that if she is insistent on talking to somebody she will need to be put through to Shaun Walker.

14th November 2017

Invoice sent to Mrs Khan for works carried out & charge put on land register

17th November 2017

Phone call from Mrs Khan in response to receiving the invoice for works carried out. Mrs Khan again complained about our actions and was again advised to put her complaint and allegations in writing if she wants us to respond.

12th & 13th December 2017

E-mail from Councillor Gakhal stating he has had a conversation with Mrs Khan and requesting to speak to me regarding matter. E-mail sent to the Councillor briefly outlining case but advising I will need something in writing from Mrs Khan confirming he is acting on her behalf before I can go in to any detail. Councillor confirmed he is NOT acting on Mrs Khan's behalf so case closed with no further action.

**Joanne Thomson
Compliance Officer
12th December 2017**

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