

Cabinet Meeting Resolution

**Executive  
Forward Plan  
Reference**

**E2561**

**Empty Property Policy: Enforcement Action**

<b>Date of Meeting</b>	11-Sep-13
<b>The Issue</b>	<i>This report will seek a decision from Cabinet on initiating formal enforcement action to recover one or more high priority empty properties</i>
<b>The decision</b>	(1) To INSTRUCT the Head of Housing to undertake the appropriate and statutory steps to obtain Compulsory Purchase Orders on the two properties detailed in Appendix 1 and then to dispose of the properties on the open market with a contractual requirement that they shall be brought back into residential use within 18 months; and  (2) To ADOPT the updated Empty Property Policy.
<b>Rationale for decision</b>	Bringing empty properties back into use can achieve a number of benefits including: <ul style="list-style-type: none"> <li>• Helping to meet local housing demand;</li> <li>• Reducing the need for new housing development;</li> <li>• Reducing the crime &amp; vandalism which empty properties often attract;</li> <li>• Reducing problems to neighbouring properties which poorly maintained empty properties can sometimes cause;</li> <li>• Improve &amp; regenerate localities;</li> <li>• Generate Council funding through the New Homes Bonus Scheme</li> </ul> This enforcement action will clearly demonstrate the Council's commitment to the recovery of empty properties and encourage other owners to work with the Council in a positive and constructive manner.
<b>Other options considered</b>	<b>Do not take enforcement action</b> This would mean that the properties identified would not be recovered, which would run counter to the Empty Home Policy. In addition failure to take action would reduce the Council's ability to persuade other empty property owners that the Council is serious about the recovery of empty properties. <b>Empty Dwelling Management Order</b> There are a number of reasons why this option has been discounted including: not considered a permanent solution; significantly more staff resource intensive; effectively a 7 year project; potentially a more expensive option; and would require revenue funding rather than the capital funding currently available.

**The Decision is subject to Call-In within 5 working days of publication of the decision**