

# **Empty Buildings Wasted Homes**



Private Sector Housing
Empty Properties Strategy
2010 - 2013

#### 1. Introduction

The Empty Properties Strategy supports the work of the Private Sector Strategy (PSS) and is directed exclusively at empty properties in private ownership.

All property is part of a community, which can be greatly affected by a building's condition and use. Empty properties are a blight on that community; they deter investment and rapidly attract vandals becoming a focus for anti social behaviour. These properties can also affect neighbouring properties by causing dampness and attracting vermin.

This strategy also includes commercial empty properties where there is the potential to convert to residential homes. The National Land Use Database indicates that there is the potential for 420,000 new dwellings to be created out of empty commercial property.

An empty property brought back into use is another home for someone in the borough, whether a private buyer or tenant. The London Borough of Redbridge has a responsibility to our residents, including those who own property; those living near an empty property and those in housing need. By bringing empty properties back into use we can contribute to housing provision and improve the economic and environmental sustainability of the Borough.

The Mayor of London has indicated in his draft strategy will he will fund £60m to reduce the number of empty properties in London. This demonstrates that bringing empty properties back into residential use is also a Pan London priority. Redbridge Council will be proactive in bidding for any funds to support this strategy.

The strategy will be reviewed in three years time so that we can respond to the changing economic environment and government initiatives related to empty properties.



### 2. Background

#### 2.1. Achievements to Date

The Housing Service has led the Empty Properties Strategy since it was first launched in 1997. Over the intervening years our achievements have included the development of:

• a good record of delivering outcomes since the introduction of sub-regional funding:

	2005/6	2006/7	2007/8	2008/9	2009/10
Target	150	150	250	250	250
Outturn	161	168	287	235	229

- a database identifying many empty properties in the borough, which forms the basis of current and future targeted action;
- links with other Council databases gaining access to information from the waiting lists, and information relating to areas of high housing need and type of accommodation required;
- processes to support action to be taken in respect of empty properties;
- the creation of the Private Sector Strategy Group which has focussed on the development of the private sector in Redbridge, including tackling empty property issues.;
- the development of sub-regional links, primarily with the East London Renewal Partnership

In 2006 the private sector housing section moved from Public Protection into the Housing Service. This move has facilitated a more joined up approach to empty properties by bringing the strategic responsibility and the enforcement of empty property legislation into one service area.

#### 2.2. Context

Redbridge is an outer London Borough situated within the Thames Gateway region of North East London. The 2001 Census Redbridge shows Redbridge having a population of 238,635 people. It is anticipated that Redbridge's total population will increase at a steady rate, and will have reached 266,000 by 2017.<sup>1</sup>

The 2001 Census tenure profile shows that almost 75% of Redbridge housing stock is owner occupied, 15% privately rented, with affordable housing representing just 10% of the borough total.

#### 2.3. Number Of Empty Properties.

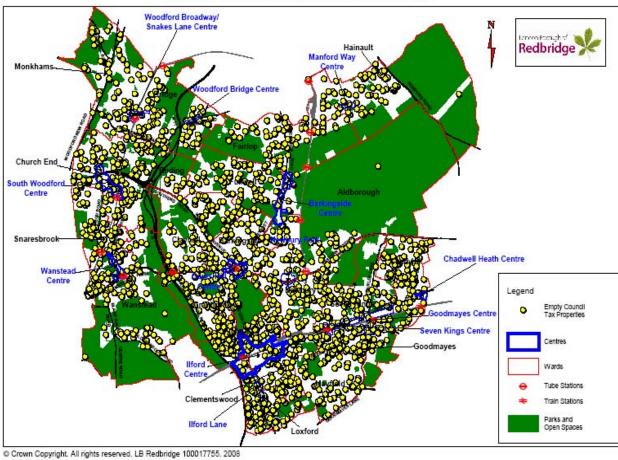
Government figures for October 2007 show that there were 762,635 empty dwellings in England of which 84,596 were in London. It is estimated that approximately 1911 of these are in Redbridge of which 995 have been empty for 6 months or more.

<sup>&</sup>lt;sup>1</sup> Office for National Statistics

# 2.3.1. Residential Properties

Mapping all of the empty residential properties shown in figure 1 indicates that they appear to be evenly distributed across the borough.

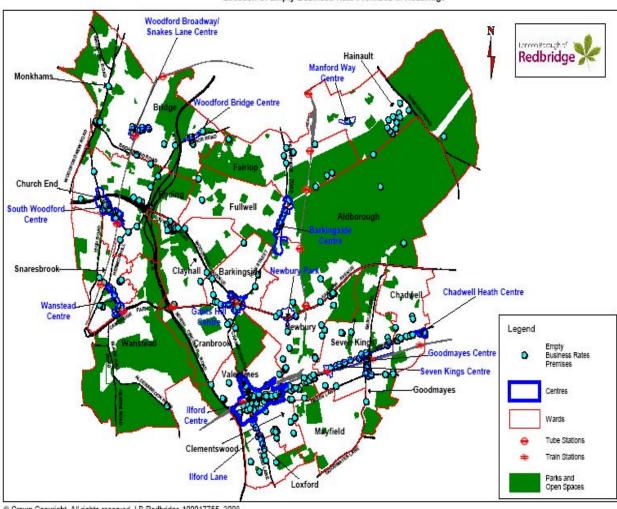
Figure 1



#### 2.3.2. Commercial Premises

It is recognised that the greatest gains for increasing the number of residential dwellings can be found in empty business premises. Mapping these premises has shown that they can be found in clusters on main routes into the borough.

Figure 2



#### Location of Empty Business Rate Premises in Redbridge

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## Why properties are left empty

There are a number of reasons why properties become empty.

#### These include:

Transitional empty properties pending a change of owner

- Owners not being aware of, or understanding the options available to bring properties back into use
- Properties, which are left empty by the resident moving into residential care or to care for a relative.
- Properties where the owner has died and the estate is awaiting the appropriate legal action
- Perceived problems with renting the property
- Extensive maintenance problems combined with low value of the property
- Owner awaiting an upturn in the market
- Difficulty in arranging renovations.

# 3. Aims and Objectives

#### 3.1. Aim

The aim of this strategy is;

"To identify empty buildings in the borough and use all available tools to bring them back into residential use."

# 3.2. Objectives

- 1. Maintain a strategic and co-ordinated approach to dealing with empty properties
- 2. Maintain an up to date database of empty properties in the borough
- 3. Provide guidance and assistance to owners to bring their properties back into residential use
- 4. Provide regular publicity to raise awareness and promote the benefits of turning empty properties into homes
- 5. Take robust enforcement action when encouragement and assistance has not been successful and when appropriate

#### **OBJECTIVE ONE**

Maintain a strategic and co-ordinated approach to dealing with empty properties.

#### 4. Meeting Objective One

The empty property strategy is not a stand-alone initiative. It is linked to National and London issues and policies and best results are achieved if efforts are co-coordinated with the regional and sub- regional agendas as well as with other Council services.

#### 4.1. Council vision

"Our ambition is for Redbridge to be a better place to live."

This vision is supported by six key aims and an internal message to reflect the priorities of residents, partners and the Council.

#### Council Aims

- A safer place to live
- A cleaner, greener place to live
- A better place to learn
- A better place for care
- A better place for business
- A better place to live together

**Internal Message:** 

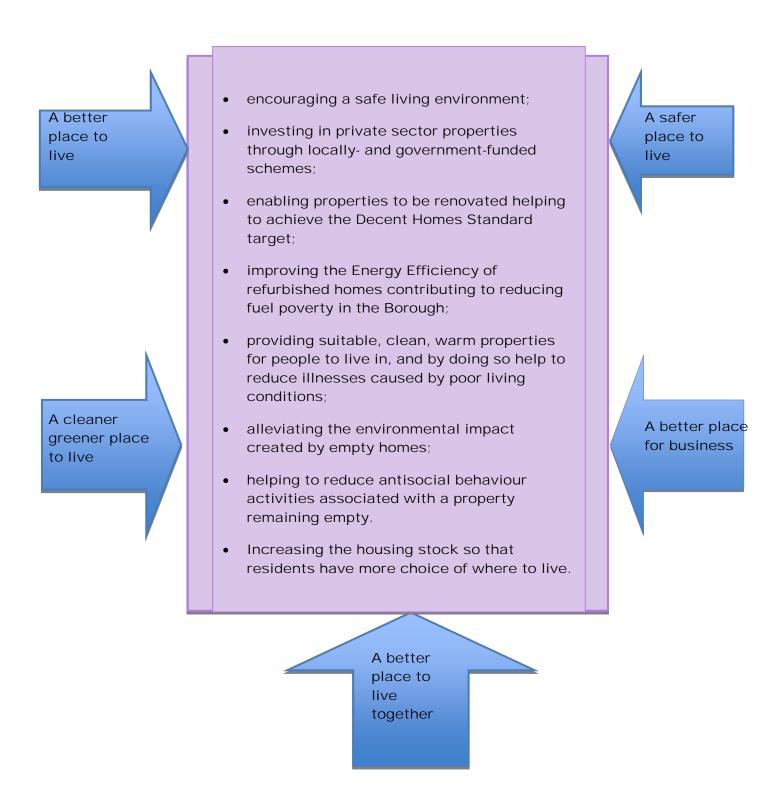
• Redbridge: A better place to work

#### 4.2. Corporate Approach

The Empty Properties Strategy supports the work of the Private Sector Strategy (PSS). Directed exclusively at empty properties in private ownership, and encouraging the effective re-use of the properties.

The nature of the work undertaken through the EPS contributes towards the corporate goals set by the Council shown in Figure 3

Figure 3



The Empty Property Strategy also supports wider corporate agendas, for example the Regeneration and Investment Framework and Local Area Agreement.

#### 4.3. Economic Factors

The property market has taken a marked downturn in the last two years. This has resulted in an increase in empty homes nationally. One factor has been an excess supply of flats built for the buy to let market over recent years. Supply exceeded demand and many investors have been left with flats for which there is little rental demand. In addition the credit crunch has left many flats unsold. There is also a rise in the number of privately owned street properties becoming empty. This is partly because it is now more difficult to raise money for repairs and to a small extent due to repossessions by lenders.

In recognition that the economy can change this strategy will be reviewed in threes time to ensure it continues to meet local needs.

#### 4.4. Involvement of External Agencies.

#### 4.4.1. Empty Properties Agency

This is an independent campaigning charity, which exists to highlight the waste of empty property in England and works with others to devise and promote solutions to bring empty property back into use.

#### 4.4.2. Registered Providers (RSL's)

These are Housing Associations who build and manage social and affordable housing using grants from a government agency.

#### 4.4.3. National Association of Empty Property Practitioners (NAEPP)

This was established in May 2001 to support people involved in delivering empty property strategies.

#### 4.4.4. The Homes and Communities Agency

The new body formed from the Housing Corporation and English Partnerships to fund Registered Providers (RSL's).

#### 4.4.5. Audit Commission

The Audit Commission's Key Lines of Enquiry (KLOE's) are looking for councils to proactively be targeting enforcement measures and an Empty Properties Strategy will play a key part in demonstrating that the Council has a proactive approach.

#### 4.4.6. London Rebuilding Society

This is a not for profit organisation that can help empty property owners who do not have the finances to renovate their property. The LRS will lend empty property owners the money and arrange for the works to be done. A capital share is then taken in the property and the loan becomes repayable when it is sold.

#### 4.4.7. East London Renewal Partnership. (ELRP)

This is a major funding source and will be the vehicle by which The Mayor will distribute the money he makes available to deal with empty properties. This partnership is also

carrying out a procurement process for partners to provide building works and property management if EDMOs are to be considered.

The ELRP has recently appointed an Empty Properties Officer to assist member Councils. The ELRP will facilitate Councils sharing legal services in recognition that this is a specialist field that would benefit from a dedicated team of legal experts.

#### 5. Internal Partners

The following Service Areas provide expertise, allowing inter-departmental coordination and collaboration and promoting the development of Good practice.

#### **5.1.1. Building Control**

When converting a property Building Regulation approval will invariably be required. Under the current Building Regulations legislation, there are implications when carrying out work on an existing property. Consent will be required where the work comprises of the following:

- The extension of a building
- The provision or extension of a controlled service, or fitting in or in connection with a building (including electrical work)
- The material alteration of a building or a controlled service or fitting (including new windows)
- Material change of use
- The insertion of insulating material into the cavity wall of a building
- Work involving the underpinning of a building

In addition, Building Control is a major source of referrals from the public regarding dangerous buildings, and the strategy will benefit from the sharing of such information.

#### 5.1.2. Legal Services

It is anticipated that at some stage, forms of compulsion against empty property owners may become necessary, possibly involving either compulsory purchase (CPO) or Empty Dwelling Management Orders (EDMO). Once a proposal for CPO or EDMO action has been agreed by Cabinet, Legal Services will have a major role in securing the enforcement order.

# **5.1.3.** Strategic Priorities within the Housing Service

In previous years the Housing Service had a strong demand from its clients for almost all property types in most areas in the Borough. More recently there has been a greater focus on the types of properties required for use by the Housing Service, and indeed the areas in which they are located. The greatest demand is for family sized properties.

# **Objective One – Action Plan**

OBJECTIVE ONE  Maintain a strategic and co-ordinated approach to dealing with empty properties.						
Target	Detail	Partners	Outcomes	Date		
1	Sharing good practice through the East London Renewal Partnership.	ELRP	Attend at least 10 meetings per year	On going		
2	Identify internal partners and set up an Empty Properties Group.		Identify partners	January 2011		
3	Review the target annually to ensure it meets changing housing priorities and needs.		Review to take place in March	Annually April		
4	Maximise ELRP grant funding.	ELRP		Annually April		

#### **OBJECTIVE TWO**

Maintain an up to date database of empty properties in the borough

# 6. Meeting Objective Two

In order for the Empty Properties Strategy (EPS) to be fully effective, a corporate approach is essential. Various departments within the Council have a positive role in delivering the Strategy and are also a valuable source of useful information. Our Private Sector Strategy Group is established, which is an essential element in bringing a cohesive and coordinated approach to the development of the private sector, and provides a unified approach to problem properties. The purpose of the Group is to facilitate the two-way flow of information between the relevant sections and promote "the joined up thinking" approach necessary to secure the aims of the EPS.

To ensure that we use our resources where the most benefit can be gained we need to keep accurate information. It is recognised that not all of the information related to empty properties is held in one place and having access to the databases of other services will be crucial.

#### 6.1. Sources of Information

#### **6.1.1. Community Safety**

Community Safety is the major recipient of referrals from the public regarding vacant properties. These referrals often relate to the condition of the property and the affect they have on the local area. Officers in Community Safety will often be the first service that takes enforcement action in relation to the condition of empty properties.

#### 6.1.2. Payments & Benefits

Council Tax records provide a valuable source of information regarding the location of empty dwellings and ownership details. Legislation now exists which allows Empty Property Officers access to this information. The transfer of information related to empty properties will be a two way process.

## 6.1.3. Planning

Empty property conversions must comply with planning policies and particular care will be needed where properties are located in a conservation area and/or are listed. Redbridge's Local Development Framework supports the aim of utilising vacant space above shops and the aims of the EPS generally. The transfer of information related to empty properties will be a two way process.

#### 6.1.4. Database

Recording accurate information will be crucial to ensure that we have an audit trail of the work carried out on each premises. This is particularly important if Enforced sale is considered.

It is intended to use the Flare system currently used in Private Sector Housing and Community Safety to record all empty property information. This will allow us to share information with colleagues who also deal with issues related to empty properties.

#### 6.1.5. Web reporting

It is intended to set up a web reporting facility for members of the public to inform us of any empty properties in their local area.

#### 6.1.6 Geographical Information System (GIS)

Using the corporate GIS system to plot where empty properties are located as a management tool to enable future planning.

# Objective Two – Action Plan

OBJECTIVE TWO  Maintain an up to date database of empty properties in the borough					
Target	Detail	Partners	Date		
1	Maintain an empty property database within the flare system and ensure that it is able to capture all relevant information.	Community Safety	Ongoing		
2	Use GIS mapping and other information to identify priority buildings.	GIS co- ordinator. Planning Service	March 2011		
3	Set up a contact number that residents can phone to report an empty property.	ICT	January 2011		

#### **OBJECTIVE THREE**

Provide guidance and assistance to owners to bring their properties back into use.

# 7. Meeting Objective Three

Providing guidance and assistance to property owners will be crucial to ensure we are seen to be assisting property owners before any enforcement action is considered.

#### 7.1. Capital Allowance funding

Grant funding is available to assist in redevelopment / refurbishment costs of bringing empty properties back into use. The subject property must match the Council's current housing need profile in terms of both property type and location. If successful, grants are paid to a maximum of £10,000 per unit. Homes funded under this scheme will be used as affordable housing. Further details can be found in the Renewals (Financial Assistance) Policy.

### 7.2. East London Renewal Partnership (ELRP)

This funding stream is specifically aimed at reducing the number of empty properties in the sub-region. The money is provided to support grant funding and enabling costs to bring empty properties back into use.

#### 7.3. Temporary Social Housing Grant (TSH)

The Homes and Communities funding targets the renovation of flats, and can be used in support of the Empty Properties Strategy. Subject to the property matching the Housing Service's current need profile in terms of unit type and location, as well as meeting the minimum standards specification, the owner enters into a lease agreement with one of the Housing Service's approved letting agents, providing nominations to the Housing Service for a minimum 5-year period.

#### 7.4. empro.co.uk

Many owners of empty properties are keeping homes empty due to lack of interest. They do not have the time or enthusiasm to either sell or renovate their property. Some local authorities have found that many owners take the opportunity to sell when directly presented with a potential buyer, removing the time and effort required to instruct an estate agent. empro.co.uk is an online service that aims to bring together prospective landlords and developers with long-term empty properties to acquire and renovate. At a time of significant housing market pressures it provides a valuable resource to facilitate the re-use of long-term empty properties at no cost to owners or purchasers. The service is currently available in west London and Birmingham. Developers register their interest in particular properties with the website operator and their details are passed onto the owner. The owner is then able to contact the potential purchaser and agree a sale.

#### 7.5. Equity release

If a property has sufficient equity then the owner should use it to bring the property up to a standard so that it can either be sold or rented. Property owners should first try the open finance market to see if it is possible to access a commercial loan. If this is not possible then the following options may apply.

- Interest Free Equity Release (IFER). This loan is available up to a maximum of £15,000 and is secured as a charge on the property. The loan is repayable when the property is sold or transferred. More details can be found in the Renewals (Financial Assistance) Policy
- **London Rebuilding Society. (LRS)** The London Rebuilding Society is a not for profit organisation that will provide loans for property owners to carry out repairs. A share in the capital is retained and the loan is repayable on sale or transfer of the property.

#### 7.6. Role of the Home Improvement Agency (HIA)

Home improvement agencies are locally based, not-for-profit organisations. They help older, disabled and vulnerable homeowners or private tenants to repair, improve, maintain or adapt their homes. Some also provide services to council and housing association tenants. Their prime purpose is to help people continue to live in their own homes in comfort, safety, security and independence.

Some owners might not be able to project manage the work that needs to be done and may need some assistance.

As the Home Improvement Agency develops it is envisaged that they will be able to assist property owners who find it difficult to manage renovations to their properties. The Home Improvement Agency will be able to provide support by helping to get estimates for the work and project managing the work until completion. A small fee will be charged for this service.

# **Objective Three – Action Plan**

OBJECTIVE THREE  Provide guidance and assistance to owners to bring their properties back into use.				
Target	Detail	Partners	Outcomes	Date
1	Develop a self help pack for empty property owners	Communications	Reduction in the number of empty properties.	January 2011
			Decrease in the use of enforcement action.	
2	Investigate the use of empro.	NAEPP	Information obtained to allow a decision to be made	April 2011

#### **OBJECTIVE FOUR**

Provide regular publicity to raise awareness and promote the benefits of turning empty properties into homes.

#### 8. Meeting Objective Four

#### 8.1. Postal surveys

Carry out postal surveys via use of the council tax database. The Data Protection Act allows Authorities to use council tax data for research purposes provided that personal information is not identified in any published report. Authorities are also entitled to disclose personal council tax information to any external polling companies they may commission. Provided they abide by the rules.

#### 8.2. Press releases

Highlight significant individual cases and annual success statistics of empty properties brought back into use.

#### 8.3. Leaflets

The Council will produce an empty property information pack to include:

- ⇒ Guidance on how to refurbish a property.
- $\Rightarrow$  Empty property grants.
- ⇒ Guidance on how to market an empty property for sale via agents or auctioneers.
- ⇒ Guidance on local authority marketing websites.
- ⇒ How to seek planning and building regulation approval.
- ⇒ Landlord accreditation schemes
- ⇒ How to find tenants

#### 8.4. Posters

The Council will publicise its empty property policy through the display of posters at council offices, public libraries and district housing offices throughout the borough.

#### 8.5. Hot line

The Council will look to develop an online empty properties reporting form, allowing members of the public to notify the Authority of the locations of suspected empty properties. Details requested on the reporting form, should be designed to assist in speeding up investigating officers enquiries. An automatic reply should give brief details of the Councils policy in addressing Empty properties.

#### 8.6. Web Reporting

Develop a web based reporting facility within Redbridge i. The reporting facility will be linked to further information related to empty properties.

# **Objective Four - Action Plan**

telephone number for

reporting empty

properties.

#### **OBJECTIVE FOUR** Provide regular publicity to raise awareness and promote the benefits of turning empty properties into homes. Target Detail Date **Partners** Outcomes 1 Develop and carry out 1 Council Tax Verified list Annually postal survey per year. of empty properties 2 April 2011 Develop posters to use in Communications Increase in public areas. the number of resident referrals 3 Set up a Freephone **Customer Access** Increase in April 2011

Service

Group

Improvement

the number

of resident referrals

#### **OBJECTIVE FIVE**

Take robust enforcement action when encouragement and assistance has not been successful and where it is appropriate

#### 9. Meeting Objective Five

When it becomes aware of a property that has been unoccupied for more than 6 months the Council will take the following steps to enable an absent owner to bring their property back into residential use.

- a. Property visited and neighbours spoken to check it really is empty and condition and background.
- b. Land Registry checked for ownership and owners address Council Tax records also checked.
- c. We write to the owner at the property address and copy this to the owners' permanent address where this is known. The letter outlines the powers we act under and asks:
  - (i) The reason the property is unoccupied.
  - (ii) Intentions on returning the property to use.
  - (iii) Any relevant circumstances that restrict or prevent the property being returned to use.
- d. We allow the property owner 28 days to reply and refer to possibility of a grant to assist in carrying out any work which may be needed to return property to use.
- e. If there is no reply within 28 days we write a second time advising owner of options selling the property on the open market (inc to RSL), improve the property and take residency, become a private landlord, lease the property through the council's Private Sector Leasing scheme or lease to the council directly and advising that grant funding may be available.
- f. If no reply within a further 14 days we write a third time advising that if no reply within 14 days the case will be transferred to the Empty Properties Enforcement Officer.
- g. If no contact made Enforcement Officer will assess the most appropriate action in the set of circumstances relating to the case. These actions will only be taken as a last resort.

Where the Authority has made constructive attempts, to help facilitate either a private sale, or other methods of returning an empty property back to proper use, but has failed, a pragmatic solution should be sought in the form of prescribed enforcement action. All enforcement action will comply with the Private Sector Housing Enforcement Policy.

Councils have extensive powers contained in a number of legislative acts. None of these actions will be taken without first consulting with and obtaining the agreement of the Cabinet Member for Housing and, additionally where a Compulsory Purchase Order is being considered, the approval of Cabinet.

The three principle options when considering formal enforcement action are set out below.. If property owners fail to engage and work with the Council, in producing a viable plan for the reoccupation of their property. The following options for intervention should be carefully considered.

- Empty Dwelling Management orders (EDMO)
- Enforced Sales Procedure (ESP)
- Compulsory Purchase Orders (CPO)

#### 9.1. Empty Dwelling Management Orders.

Where, as a result of investigation into the reasons for a property remaining empty and no action has been taken by the owner to bring it back into use, the Chief Housing Officer will discuss the case and the proposed EDMO action with the Cabinet Member for Housing.

No action will be taken until the Cabinet Member for Housing has given approval for this action.

A local authority can make application to the Residential Property Tribunal (under the housing Act 2004) for an EDMO, if a property has been wholly unoccupied for a period exceeding six months.

EDMO's may only be instigated in the form of an Interim EDMO (IMO), which secures occupation with the owners consent for a period of 12 months. IMO's should consequently be considered at the initial informal stages, as an optional tool for assisting property owners.

Application for a final EDMO may be considered at the end of the interim period, with or without the owners consent.

Final EDMO's, if granted, are valid for a period not exceeding seven years, and grant an Authority right to possession and occupation as a leaseholder.

When an EDMO is made on a dwelling, the Authority become a de-facto lessee, and consequently responsible for any terms of lease, such as ground rent, service charges and insurance (EDMO's may prove costly when applying to leasehold properties).

If considering an EDMO the LHA must also consider costs to make a property decent for habitation, storage of possessions and furniture, and management costs, including full open accounts on income and expenditure. The Authority may also be required to make compensation payments to any third party holding an interest in the property.

On termination of an EDMO the Authority must pay excess expenditure to the proprietor or collect recoverable costs as a local land charge.

#### 9.2. Enforced Sales Procedure (ESP)

Where, as a result of investigation into the reasons for a property remaining empty and no action has been taken by the owner to bring it back into use, the Chief Housing Officer will discuss the case and the proposed enforced sale with the Cabinet Member for Housing.

No action will be taken until the Cabinet Member for Housing has given approval for this action.

Enforced sale is a procedure that allows local authorities to recover any debt, which has been secured by means of a charge on the property.

This occurs if the Local Authority needs to carry out work on an empty property for example, if the building is causing damp to an adjacent property or there is a rat infestation. The procedure starts with a Statutory Notice being served under the following provisions.

- ⇒ Section 59 Building Act 1984 requiring unblocking of defective drains
- ⇒ Housing Act 2004
- ⇒ Section 4 Prevention of Damage by Pests Act
- ⇒ 1949 requiring owner to deal with or prevent infestations of vermin
- ⇒ Section 61 Public Health Act 1961
- ⇒ Section 79 Building Act 1984
- $\Rightarrow$  Relevant sections of the Housing Act 1985.
- ⇒ Section 80 Environmental Protection Act 1990 requiring nuisance be abated
- ⇒ Section 215 Town and Country Planning Act 1990 requiring improvement of unsightly buildings

If the Notice is not complied with the Local Authority will do the work in default. The costs of this work can then be recovered from the owner. The local authority would invoice the owner for the outstanding debt and if the invoice is not paid the debt can be secured by way of a legal charge which can be registered against the property at HM Land Registry. The local authority can then apply to the County Court to enforce the charge by means of an order to sell the property. Similarly, when debts are incurred which do not result in an automatic charge against the property the Council can still take legal action to recover the debt. If judgment is obtained this can be enforced by obtaining a Charging Order against the property which can then be implemented by means of an Order for Sale.

Enforced Sale can be used for debts that are up to 6 years old and there is no minimum that can be recovered in this way.

#### 9.3. Compulsory Purchase Orders (CPO)

This action will be considered only when all other routes to bringing a property back into residential use have failed. A CPO will only be enacted following a decision by Cabinet who will consider a detailed report of the actions taken that have led up to the recommendation for this action.

Save in exceptional circumstances the Council will not use coercive powers (including without limitation to CPO powers) unless:

- The property presents a health & safety hazard to neighbouring properties;
- The property has become dilapidated so as to become a nuisance to neighbouring or adjoining properties or a seriously adverse impact on the streetscene; or;

• The property has become an attraction for anti-social behaviour.

Legislation in England and Wales gives local authorities the power to acquire land and property compulsorily where the owner is not willing to sell by agreement. Section 17 Housing Act 1985 is a general enabling piece of law that allows a local authority to acquire under-used or ineffectively used property/land etc. for residential purposes if there is a general housing need in the area. However, it can only be used as a last resort so all other reasonable methods must be tried first.

For this power to be used the Council will need to apply to the Secretary of State for the Order to be made. The Secretary of State will need to be assured that the Council has made reasonable efforts to acquire the property voluntarily, that sufficient funds are available and that there is a compelling case in the public interest for the purchase to go ahead.

In addition section 226 Town and Country Planning Act 1990 (as amended by section 99 Planning and Compulsory Purchase Act 2004) allows local authorities to acquire land or buildings if acquisition will allow improvements or redevelopment to take place (provided the improvement, development, or redevelopment will contribute to the promotion or improvement of economic, social or environmental well being). This power can be used to acquire empty properties that adversely affect the street scene because of their dilapidated condition.

Owners of properties that are purchased under CPO have to be compensated for the loss of their property. Compensation is payable by the local authority to the owner at the open market value of the property.

# **Objective Five – Action Plan**

**Dwelling Management** 

Publish the procedures so

that the process is

transparent.

Orders

1

4

#### Take robust enforcement action when encouragement and assistance has not been successful and where it is appropriate **Target Partners** Detail Date Develop procedures in March 2011 Legal relation to Enforced Sale Council Tax 2 Develop procedures in March 2011 Legal relation to Compulsory **Purchase Orders** 3 Develop procedures in March 2011 Legal relation to Empty

Communications

April 2011

**OBJECTIVE FIVE**