

REPORT FROM: Housing, Health and Economic Development Services
Manager

TO: Brierfield and Reedley Committee

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6 to 12 Cambridge Street, Brierfield

PURPOSE OF REPORT

To inform the Committee on the position regarding the derelict properties on Cambridge Street Brierfield.

RECOMMENDATIONS

- (1) That the Committee note the action that is being taken to manage these properties.
- (2) That the Committee receive an update report in six months time unless there is a particular issue regarding these properties.

REASONS FOR RECOMMENDATIONS

- (1) To ensure that empty properties in the borough are managed
- (2) To ensure that the Committee is kept up to date with the position regarding empty properties in their area.

ISSUE

6 to 12 Cambridge Street, Brierfield is a block of four stone-built, two storey, through terrace properties that have been empty for over five years and are currently in a state of advancing dereliction. At least one of the properties has been fire damaged.

8 and 10 are in the same ownership and over the past twelve months, the Empty Homes Officer has tried to broker and facilitate deals in an effort to bring the block in to one ownership. However this has not been possible.

The owner of 6 Cambridge Street expressed an interest in selling her property, but has recently passed away and her estate is currently going through probate. The Empty Homes Officer has written to the executors to explain the current position and requested the executors to keep us up to date with the disposal of the estate.

The owner of 12 Cambridge Street he has recently written to us indicating that he would be interested in selling and the Empty Homes Officer has passed contact details on to the owner of numbers 8 and 10.

The owner of numbers 8 and 10 has told us that he has been approached by representatives at the neighbouring Mosque with a view to using the site as a car park. However, he has told us that he is leaving his options open should he be able to acquire the whole site at some future date.

The new Empty Homes Action plan which was approved by the Councils Executive on the 14th December 2017 has an action for us to look at the compulsory purchase of these and other long term empty properties. The report also requested that we receive authority to use empty homes loan funding to facilitate these compulsory purchases.

The Empty Homes Officer has now been asked to start looking at the compulsory purchase of these properties under the provisions in the Housing Act 1985 or the Town and Country Planning Act 1990 with a view to the properties being demolished and the vacant site being disposed of.

IMPLICATIONS

Policy: None

Financial: Provision has been made for funding to acquire these properties through Compulsory Purchase.

Legal: A resolution from the Councils Executive will be required before a Compulsory Purchase can take place.

Risk Management: None

Health and Safety: As empty houses attract anti social behaviour there are potential risks for officers inspecting these houses. However there are departmental risk assessments in place to minimise these hazards

Sustainability: None.

Community Safety: Empty houses attract anti social behaviour and fly tipping bringing them back into use will reduce these activities and improve the neighbourhoods.

Equality and Diversity: None

APPENDICES

None

LIST OF BACKGROUND PAPERS

None