

**REPORT OF: HOUSING, HEALTH AND ENGINEERING SERVICES  
MANAGER**

**TO: POLICY AND RESOURCES COMMITTEE**

**DATES: 27<sup>th</sup> JUNE, 2019**

**Contact Details: Paul Lloyd (Environmental Health Manager)**

**Tel. No: 01282 661029**

**E-mail: paul.lloyd@pendle.gov.uk**

**35 WALTON STREET, COLNE**

#### **PURPOSE OF REPORT**

To inform members of the Committee the current position regarding the long term empty property.

#### **RECOMMENDATIONS**

- (1) That the current position is noted.
- (2) Discussions with the owner's representatives continue regarding the sale of the property.

#### **REASON FOR RECOMMENDATIONS**

To enable the property to be brought back into use as quickly as possible.

#### **ISSUE**

This property has been empty for over 10 years and is the subject of a prohibition order under the Housing Act 2004. The Council attempted to acquire the property in 2010 when the area was being considered for clearance but could not agree terms.

Following the decision not to demolish these properties and the subsequent sale of the Council owned properties in Walton Street number 35 benefitted from external improvement as part of the refurbishment of the block. However, it was left to the owner to carry out any internal improvements to bring the property back into use.

Over time, there has been some activity at the property and there is evidence that internal renovations have taken place but these seem to have stalled recently. The owner's legal advisor has corresponded with this department indicating that further work was at a standstill as there was no water supply to the property. It transpires that the water supply was disconnected by United Utilities as the property had been empty for over ten years. The owner is seeking to apportion liability to a third party rather than accept responsibility and pay for the re-connection of the water supply. Until this matter is resolved, it is unlikely that renovation work will re-commence.

The owner lives in the south of England and has failed to respond directly to requests to outline his future proposals for the property. However, his legal advisor has indicated that he may consider selling the property to the Council but given the previous negotiations I do not think this is a likely option.

## **IMPLICATIONS**

**Policy:** There are no policy implications from this report

**Financial:** There is currently no budget available that would allow us to purchase the property by agreement

**Legal:** None arising from this report

**Risk Management:** None arising from this report

**Health and Safety:** None arising from this report

**Sustainability:** None arising from this report

**Community Safety:** None arising from this report

**Equality and Diversity:** None arising from this report

## **APPENDICES**

### **LIST OF BACKGROUND PAPERS**