

## **CASE BACKGROUND**

32 Chelmsford Road, Nottingham NG7 7EP was referred to the Empty Homes Team by a local beat PC on the 18<sup>th</sup> January 2010. The rear door of the property was reported as been forced and open by two intruders. An initial search of Land Registry and Council Tax produced no forwarding contact details for the owner. Immediate steps were taken to secure the property from unauthorised entry.

Between 7<sup>th</sup> January 2011 and 8<sup>th</sup> December 2015 the Council received 4 complaints (service requests) relating to the property and 8 statutory notices were served by the team between January 2010 and January 2016 requiring various works to be undertaken at the property as a direct result of the property being empty with a lack of basic building and garden maintenance and anti-social behaviour which is often associated with empty properties. With no forwarding address or direct communication with the owner the notices were not complied with and works were carried out in default by the council.

In addition to the service requests received and notices served, letters were sent to the owner requesting information regarding the renovation and re-occupation of his empty property. Ultimately the council have powers to Compulsory Purchase property if significant steps are not taken by the owner to bring the property back into use. The council received no response from the owner. A contact address for the owner was identified on 26.11.2015 further letters were sent out to the owner at his contact address, with no response.

On the 13.01.2016 a letter and a notice of entry was served on the owner to enter the property for the purposes of a valuation survey as part of the Compulsory Purchase process. The owner was invited to attend on the date on entry, but failed respond to the letter or turn up on the day.

The valuation report was received on the 02.02.2016 which valued the property in its current condition at a value of £68,000.00.

On the 12.02.2016 a voluntary sale agreement letter was sent out to the owner. The owner responded and accepted the offer for Nottingham City Council to purchase the property at the valuation value. The owner has since kept in contact and is still happy for Nottingham City Council to proceed with the purchase.