



Borough of Oadby & Wigston

Environmental Health

REDACTED

COPY

INTERIM HEAD OF COMMUNITY SERVICES

Mr Stephen Glazebrook

Internet: Env.Health@oadby-wigston.gov.uk

Please ask for: Tracey Aldwinckle

Direct Line: 0116 2572 689

Our Ref:

Date: 1st November 2016

Dear REDACTED

Empty Property at: 114 Uplands Road, Oadby, Leicestershire

We previously wrote to you outlining options available to Oadby and Wigston Borough Council to deal with long-term empty properties. As no contact with the department has been made to discuss your plans for the property, the Council is considering further action to bring the above property back into use.

Attached to this letter is a Requisition for Information Notice, this Notice is issued by Oadby and Wigston Borough Council under section 16 of the Local Government (Miscellaneous Provisions) Act 1976. Please note that you have 14 days from the date of service in which to reply to the Notice and provide the information requested. You should be aware that failure to comply with this Notice is an offence and punishable upon conviction by a fine not exceeding £5000 in the Magistrates' Court.

We have received several complaints and issued 2 statutory notices over the previous twelve months in respect of the property. We have now carried out an external survey of your building and taken photographs. Our records indicate that it has been empty for and is having a detrimental effect on the neighbouring houses.

Following discussion with the planning department I understand a notice was been served under section 215 of the Town and Country Planning Act 1990. This notice has been served as the property is considered to be detrimental to the amenity of the area.

If the property remains empty we will also consider taking the following action;

- Selling the property via the Enforced Sales process to recover any expenses that the authority may have accrued or will incur. Please note your permission would not be required for the sale and the process is similar to that of a mortgage company taking possession. This process usually involves the property being sold at auction.



INVESTOR IN PEOPLE

Council Offices: Station Road, Wigston, Leicestershire LE18 2DR

Tel: (0116) 288 8961 Fax: (0116) 288 7828

Printed on recycled paper

- Pursue a compulsorily purchase order to acquire the building and/or Land in order that housing accommodation can be improved or provided for:
 - The improvement or the repair of the premises, either by the authority or by a person to whom they propose to dispose of the premises, and or;
 - The proper and effective management and use of the housing accommodation, either by the authority or by a person to whom they propose to dispose of the premises comprising the accommodation and or;
 - The well being of the persons for the time being residing in the area
- Seek an Empty Dwelling Management Order (EDMO) in order to secure its reoccupation; this would remain active for a period of seven years. An EDMO allows a local housing authority to effectively 'step into the shoes' of the owner of an unoccupied dwelling. If we choose this option, the owner will be liable for the cost of all works necessary to bring the property up to a reasonable and habitable standard and such costs will be registered as a local land charge against the property.

In any event please contact me within the next 21 days to prevent any further action and to avoid any unnecessary costs that you may incur.

Yours sincerely

Licensing Enforcement Officer

Enc



Borough of Oadby & Wigston

Environmental Health

REDACTED

COPY

INTERIM HEAD OF COMMUNITY SERVICES

Mr Stephen Glazebrook

Internet: tracey.aldwinckle@oadby-wigston.gov.uk

Please ask for: Tracey Aldwinckle

Direct Line: 0116 2572 689

Our Ref:

Date: 29th December 2016

Dear REDACTED

Empty Property at 114 Uplands Road, Oadby, Leicestershire
[CPO/EDMO/Enforced Sale]

The council have now written to you on 1st November 2016 outlining options available to Oadby and Wigston Borough Council to deal with long-term empty properties. As no contact with the department has been made to discuss your plans for the property, the Council is now at the stage where this formal enforcement action is being considered to return the property into use.

The Council have received numerous complaints and issued 2 statutory notices regarding the property. Where you, as the registered owner failed to comply with statutory notices, the necessary work was carried out in default and a number of charges have now accumulated which is accruing interest at a daily rate.

Our records indicate that it has been empty for 16 years since 2000 is having a detrimental effect on the neighbouring community. You have not provided confirmation that the property will be returned to use in the near future and therefore having regard to the above, we are going to take one of the following courses of action;

Pursue a compulsorily purchase order to acquire the building and/or Land in order that housing accommodation can be improved or provided for:

- The improvement or the repair of the premises, either by the authority or by a person to whom they propose to dispose of the premises, and or;
- The proper and effective management and use of the housing accommodation, either by the authority or by a person to whom they propose to dispose of the premises comprising the accommodation and or;
- The well being of the persons for the time being residing in the area



INVESTOR IN PEOPLE

Council Offices: Station Road, Wigston, Leicestershire LE18 2DR
Tel: (0116) 288 8961 Fax: (0116) 288 7828

Printed on recycled paper

- Seek an Empty Dwelling Management Order (EDMO) in order to secure its reoccupation; this would remain active for a period of seven years after which time the Council can apply for another. An EDMO allows a local housing authority to effectively 'step into the shoes' of the owner of an unoccupied dwelling. If we choose this option, the owner will be liable for the cost of all works necessary to bring the property up to a reasonable and habitable standard and such costs will be registered as a local land charge against the property.

You will be contacted to confirm which of the above the Council will be undertaking to secure the properties re-occupation. If you now take steps to sell, let or re-occupy the property please let me know as a matter of urgency.

Yours sincerely

Licensing Enforcement Officer

Enc