

## Appendix 2

### Formal Action Property Case Study



# Timeline of Events

DATE	Event description
2011	Complaint referred to Council from Neighbours of abandoned renovation works at property
2011	The owner was contacted by the council to enquire. The owner informed the Council it was his intention to recommence work and finish the project.
2012	Monitoring by the Officer revealed a lack of progress at the property
2012	The beginning of a 5 stage formal warning process begins. Each stage must have a minimum 4 week time period between each correspondence.
2012/14	Despite several attempts by the officer to get works to start and finish on site this owner continued to delay progress. The Owner pursued many lines of defence during this period. Lack of funds, illness & hospitalisation and being out of the country.
May 2014	Officer forced entry to evidence that no works had progressed at the property the owner would be unable to claim that it was habitable.
2015	The property was put on the forward plan for consideration for CPO.

Jan 2015 – October 2017	The use of CPO was agreed for this property, during this time the owner once again began works on the property. 10 visits were made during this time by the officer with no access being granted on the day of the visits.
Oct 2017	The owners refusal to allow access to the officer to inspect the progress of works however finally led to the case being referred to Secretary of State (S of S).
2018	CPO case was considered by S of S
2018	Owner appealed the decision on the grounds he had progressed works.
2018	Public Local Enquiry was heard with Planning inspectorate.
2018	The Planning Inspector urged the owner to finish the project to avoid CPO and he signed a written Undertaking to complete all work and have the house ready for occupation by December 2018.
2018	Weekly progress visits were undertaken by the Officer to report on progress.
2018	In December 2018 the owner hired builders to start works.
2019	The property was deemed habitable and being lived in by the owner The CPO case was closed.
2020	This property still remains empty although the owner informs authorities that he is living at the premises.