

Compulsory Purchase Cabinet Report
Appendix 2 – Property Descriptions + Photos

(1) GFF 15 Terront Road NI5 3AA



This two bedroom ground floor flat has been empty since 1998. Until recently when officers entered the flat under section 15 authorisation from the Director, the owner had ignored the many letters sent to him advising of potential CPO action and offering advice and help to bring the property back into use. The owner told officers that he intended to renovate the property to move into and had made a start on works. Unfortunately he ran out of money and also had personal problems which resulted in the flat being left unoccupied and in a poor condition for many years.

He has expressed an interest in receiving an Empty Property Grant but to date has yet to submit any estimates for the cost of work or any other paperwork. He has also refused to give officers a current address to contact him at.

His joint freeholder who lives in the first floor flat has complained to the Council about the state of the place and the fact that the ground floor is obviously empty which she feels is a security risk.

There is nearly £8,000 in owed Council Tax so this flat has also been put forward for an Enforced Sale due to this debt.

(2) 26 Gedeney Road NI7 7DY

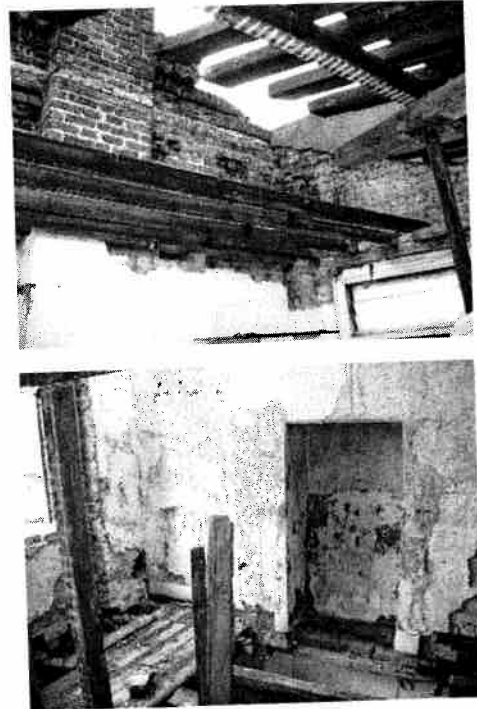


This two bedroom house has been empty for the last 7 years after the owner moved out to another property owned by his work. The house has deteriorated greatly in this time and is now in a very poor state of repair with a very overgrown front and rear garden.

Officers have been talking to the owner for the last five years and he submitted the paperwork needed to approve an Empty Property Grant back in July 2007. Unfortunately no work was done at all following approval of the grant and to date the house remains empty and in an ever worsening condition. The next door neighbour has complained about how the overgrown garden and a dripping overflow from the kitchen were affecting his house to the Council.

There is over £5 ,000 owed on Council tax on this house so it has also been referred for Enforced Sale due to this debt.

(3) 39 Broad Lane NI5 4DJ



This large two storey flat and shop have been empty since the owner bought the property in 1994 (15 years ago). It is in a terrible state of repair and is no longer weathertight as most of the roof is now missing. This has resulted in the floor joists and boards becoming rotten. Parts of the floors are missing and the staircase is in a dangerous state. The whole property is completely derelict.

Until recently when officers entered the flat under section 15 authorisation from the Director, the owner had ignored the many letters sent to him advising of potential CPO action and offering advice and help to bring the property back into use. The owner informed officers that he had bought the property as an investment for his son so has no intention to sell it and wants to renovate it himself. He expressed interest in the Empty Property Grant but to date has yet to submit any estimates or paperwork needed for approval of a grant. There is no Council Tax debt on this property.

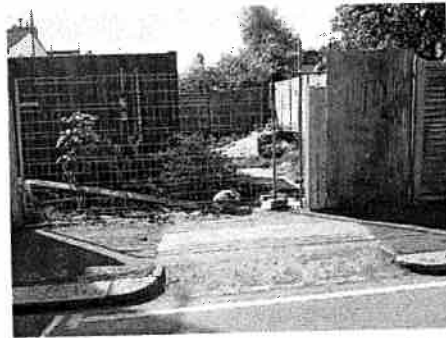
(4) 160 Seaford Road N15 5DS



This two bedroom mid terrace house has been empty since 2000. The owner inherited it after living in the property as a lodger. He is elderly and lives in sheltered accommodation in Clacton-on-Sea and has written to the Council stating that he would like the house taken from him via CPO action as he doesn't want to do anything with regard to selling the house himself. The Legal Department have written to him stating that Haringey could purchase the house from him rather than CPO it but to date he has not replied to this letter.

Soon after the house fell vacant there was a fire in it. Building insurance paid for a new roof. Haringey has had to do work in default to the house many times to rectify the problems arising from its poor state of repair affecting the neighbours on both sides. To date, the owner has paid all the invoices sent to him and is up to date with his Council Tax. Recently the house has had to be boarded up both in the front and back to stop wild animals living in the house and the front and rear gardens have both had to be cleared to stop the rat problem in the area. The inside of the house is derelict. It has been squatted many times but in recent years is in such a poor state that it has only been inhabited by foxes! The back addition floor has collapsed and the back addition is pulling away from the rest of the house due to subsidence.

(5) 95 Birkbeck Road N17



This end of terrace three bedroom house has been empty since 2006. It was bought at the start of 2008 by two men intending to develop the house by renovating and extending it and to then sell it on. Work had started to the house, windows were replaced and the roof had been removed to repair a bulging back flank wall and allow for a loft conversion. Unfortunately, the financial crisis then hit leaving the developers with no funds to continue work. Work on site ceased in the autumn of 2008. The house has been left with only a temporary roof and scaffolding down the side of the building.

There is a primary school opposite the house and children are continually climbing the scaffolding, entering the house and breaking windows. Rubbish is dumped on the site frequently. The great concern is that a child will seriously injure themselves or get killed climbing the scaffolding or entering the house. The scaffolding cannot be removed as it is holding up the temporary roof. The owners try their best to removed rubbish when it gets dumped and to close windows when children open them. Officers have advised the owners about the Empty Property Grant and advised them to get on with obtaining Planning Permission while they wait for funding to be agreed by their bank. However, to date no steps have been made to get Planning Approval and the site remains in a very dangerous state. The owners are unable to advise when they think work may continue to the house.

(6) 1 Strode Road NI7 6TZ



This end of terrace first floor two bedroom flat and corner shop below has been empty since 1999. The corner shop went out of business and the owners left the flat upstairs and moved into another property. The owner is very elderly and her three children are in dialogue with the Council. The property is boarded up and is an eyesore. Internally it has no kitchen or bathroom and is in a poor condition. It has been squatted on a couple of occasions. Many complaints have come in about this property including from 3 different Councillors.

Officers have been in contact with the family since 2006 and have been trying to get an Empty Property Grant approved for the property. Planning Permission was obtained in February 2008 to turn the shop into a residential unit but to date no works have started and no grant application has been received by the Council. The owner and her children have been written to many times by officers offering advice and grants and advising that CPO action is taken where no action is taken by owners to bring properties back into use. Even so, they have still failed to take any real steps to bring these two properties back into use.

(7) 174 Sirdar Road N22 6QX



This two bedroom ground floor purpose built maisonette has been empty for the last 7 years. The owners are both dead, probate has never been settled and their son occasionally visits the property. The flat holds the freehold of the building and the leaseholder who lives upstairs is very concerned about the state of the flat and rear garden and the fact that his freeholder is absent when it comes to repair issues.

The flat is structurally sound but is in a very poor condition internally as no maintenance work has been done to it for many years. The plaster on the bathroom walls and ceiling has blown and crumbled away leaving the bathroom unusable. The flat has a rodent and mould problem which is evident in all rooms.

There is over £4,000 Council Tax owed on the property and work in default has also been carried out for drainage works that were needed totalling nearly £1,000. Due to this debt, Enforced Sale proceedings are also being moved forward.

(8) 81 Grove Park Road NI5 4SL



This three bedroom mid terrace house has been empty for 6 years. The owners moved away and the Council has no address for them. Neighbours say they occasionally visit the property and the very overgrown hedge has been cut back since officers started visiting the house. Letters have been sent to the property offering grant aid and assistance to bring the house back into use. To date, the owners have ignored all letters and have not been in touch with officers at all.

The neighbours on both sides have been complaining to the Council about the very overgrown rear garden and the fact that the house was insecure with broken windows to the back and open windows in the front. The property has recently been boarded up by the Council to secure the property and to date no-one has been in contact to get the new keys to the house. The house has been squatted in the past.

(9) 16 Woodside Road N22 5HU



This two bedroom first floor flat is owned by a gentleman who died 38 years ago. Probate has never been settled. The ground floor flat is also owned by the same person and his son and daughter reside in this flat. The upstairs flat used to be rented out but fell into disrepair and so got locked up and left. It has been empty for the last 16 years. It is in a very poor state of repair and one sash window is falling out from it's frame as can be seen in the photograph above.

The Council have offered to pay for the cost of solicitors to sort out probate. However, to date they have not contacted officers to discuss this option. There is a large Council Tax debt of over £11,000 on the flat so it has also been referred for an Enforced Sale.