

Appendix A – 65 Station Road, Kegworth

This is a small (boarded up) two-bedroom mid terraced property in a residential area, on a main road position. The property has been unoccupied for at least 24 years and is in a poor state of repair, with the owner not having been seen by neighbours during this time. The owner appears to have abandoned the property.

There is a public footpath which passes under this property. Parts of the ceiling surface are dropping onto the public footpath. The rear garden of the property has been claimed by the neighbour, and there is no front garden.

The current Empty Homes Officer has been in post for over eight years and during this time has made numerous attempts to contact the owner including over 30 letters, as well as making numerous visits to the property. Prior to this, other officers from the Council had been trying to engage with the owner over a period of at least 22 years.

The Council continues to receive complaints from the neighbours, as the condition of the house damages their properties. One neighbour has now moved away from the property, after attempting to sell for a number of years. The new neighbour now regularly complains regarding the property. Dangerous Structures notices have been raised, under the Building Act of 1984, and other notices including Local Government Miscellaneous Provisions Act 1976, 1982, and warrants of entry have also been served.

The Council has previously used a charging order and court hearing to ensure payment of significant arrears in respect of Council Tax, and the police have attended the property, following reports of Anti-Social Behaviour, leading to Council action. The owner has since paid the arrears and the fines imposed by the courts, for the prosecutions, but it is officers' understanding that the owner has never attended the property for over 24 years.

For this reason, the Environmental Protection Team is of the opinion that a longer-term solution is required, and the best option is Compulsory Purchase.

Officers from several Council departments including Building Control, Pest Control, Planning Enforcement, Environmental Enforcement, and Environmental Health have also visited the property during this time.



