

Enforced Sale

Benefits to Public Health

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City & County of Swansea

The background of the slide is a solid blue color. In the lower half, there are several decorative elements consisting of concentric circles, resembling ripples in water. These circles are centered at various points across the bottom of the slide, with the largest one on the right side.

Presentation format

- The process in a nutshell.
- Examples of properties sold through enforced sale.
- The benefits to public health of enforced sale.

What is Enforced Sale?

- Can be used on empty houses where the Council have carried out work in default at the property and the owner has failed to pay the Council for this work.
- The Authority can sell the property through use of the Law of Property Act 1925 (*acting similar to mortgagee in possession*).



City & County of Swansea - *Criteria for Enforced Sale*

- Total debts must exceed £1,000, be less than 12yrs old and able to be registered as a land charge.
- The property must be vacant.
- Priority to be given to empties over 10 years old and subject to numerous complaints.
- The owner must demonstrate non compliance with legislation.

Properties where Enforced Sale has been used

➤ **Property No. 1**

4 Bellevue Road, West Cross



Sold for £245,000

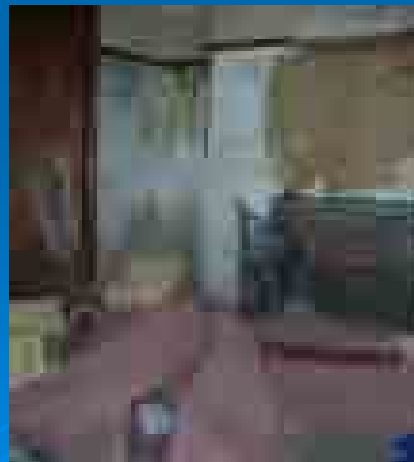
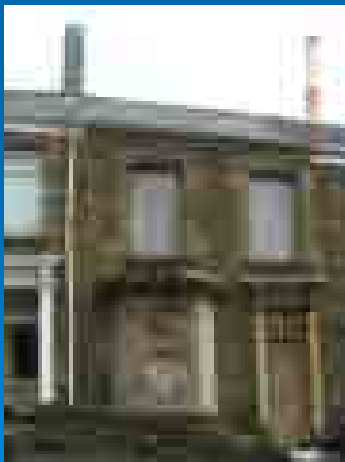
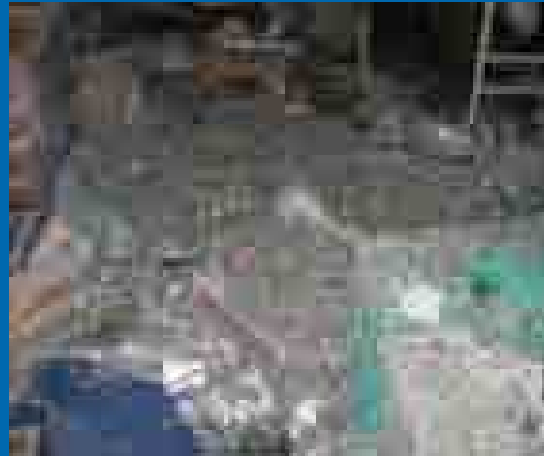
➤ **Property No. 2**

23 Dinas St, Plasmarl



Sold for £42,000

Future Potential ESP Properties



The enforced sale process – *in a nutshell!*

- Write to the owner to advise them to pay their debts as we are considering using '*enforced sale*' to recoup these debts.



- Re-serve copies of all notices and outstanding bills on the owner and the property (allow 28 days to expire).



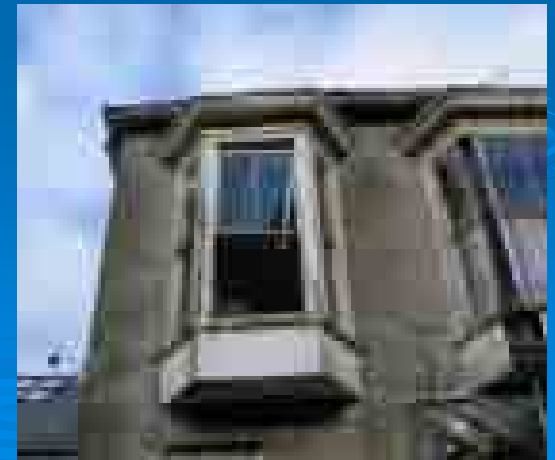
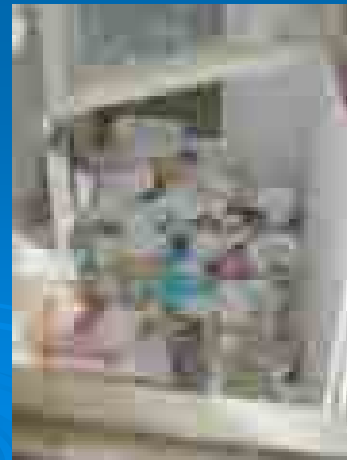
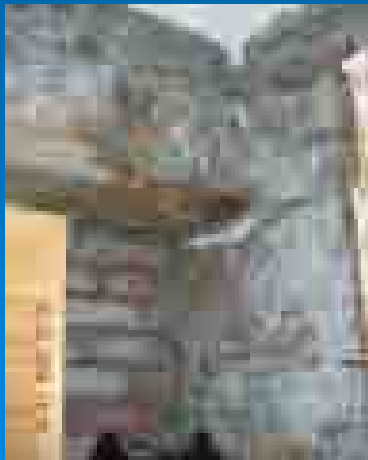
- If debts are still outstanding serve a s103 of the Law of Property Act 1925 which allows the Council to act as mortgagee in possession (allow 3 months to expire).



- Arrange auctioneer (*however beware if owner settles bills at 11th hour the sale needs to stop*).

Benefits to Public Health

- Hazards commonly associated with long term empty properties (which can *adversely affect the neighbouring properties*) include....
 - Damp & Mould growth – associated with poor repair to RWG, roofs, chimneys etc
 - Entry by intruders (or fear of this)
 - Fire (or fear of this)
 - Structural collapse and falling elements.



Other benefits

- A change of ownership tends to result in renovation and re-occupation of the dwelling (*thus increasing the number of good quality houses available*)
- Empty Homes can blight an area, attract crime & encourage fly tipping
- Sends a message to 'Serial' Empty Home Owners
- Provides a long term solution to a long term empty property
- Prevents the need for further notices and work in default.



Other Benefits

- The property is never owned by the Council & therefore never becomes its responsibility
- Cheaper option than Compulsory Purchase where compensation is paid to the owner of the property
- Helps develop relations with local auctioneers – *(this has resulted in a 5 further properties being sold & brought back to occupation in the Swansea area).*

Any Questions?

