

TONBRIDGE & MALLING BOROUGH COUNCIL

STRATEGIC HOUSING ADVISORY BOARD

28 May 2012

Report of the Director of Health and Housing

Part 1- Public

Matters for Information

1 SERVICE OF STATUTORY NOTICES

Summary

The following statutory notices have been served since the last Strategic Housing Advisory Board on 20 February 2012.

1.1 Housing Act 2004

1.1.1 A Notice of intention to enter and execute works was served on the owner/landlord of 18 Oak Drive, Larkfield under section 31 and Schedule 3 of the Housing Act 2004. The Notice advised the landlord that the Council had instructed an electrical contractor to undertake, in default, the works specified on an Improvement Notice. The works have now been completed and the Council will seek recovery of their costs from the landlord.

1.1.2 A Notice of intention to enter and execute works was served on the owner of 3 Church Field, Snodland under section 31 and Schedule 3 of the Housing Act 2004. The Notice advised the owner that the Council had instructed a general builder contractor to undertake, in default, the works specified in a 'falls on the level' hazard and 'entry by Intruders' hazard Improvement Notice. The owner has subsequently instructed their own contractor to undertake the necessary works and the works have now been started.

Seven Improvement Notices were served on the owner of 3 Northdown Terrace, School Lane, Trottiscliffe under section 11 of the Housing Act 2004. The section 11 Notices require works to address the structural collapse and falling elements hazard; excess cold hazard; damp and mould hazard; personal hygiene hazard; food safety hazard; fire hazard and falling on level surfaces hazard. The owner has agreed to the Council undertaking works in default for the structural collapse and falling elements hazard, which requires work to the roof, chimney and ceiling within the attic space. The Council is currently obtaining quotes for these works. The remaining Notices have not yet expired.

1.2 Local Government (Miscellaneous Provisions) Act 1982

1.2.1 A Notice was served on the owner of an empty property at 17 Churchfields, West Malling under section 29 of the Local Government (Miscellaneous Provisions) Act 1982. The section 29 Notice required works to make the property secure. The owner did not comply with the Notice and the Council undertook works in default to secure an open window. The Council are seeking recovery of these costs from the owner.

1.3 Legal Implications

1.3.1 None arising from this report.

1.4 Financial and Value for Money Considerations

1.4.1 The cost of the works to improve the electrical installation at 18 Oak Drive are being recovered from the landlord as are the cost of the works to make the empty property secure. The cost of the works to remedy the structural collapse and falling elements hazard at 3 Northdown Terrace is to be registered as a local land charge and recovered from the owner at a later date.

1.5 Risk Assessment

1.5.1 The above approach is in line with our enforcement policy.

Background papers:

contact: Hazel Skinner

Nil

John Batty
Director of Health and Housing