

## Appendix C – summary of top ten empty homes current situation

### Property A Houghton Regis



Property has been empty since at least 2004.

The condition of the property has significant negative impact on the immediate neighbourhood and is the subject of numerous complaints

The owner is abroad, last known address was in Cyprus now possibly in France in France.

Property in poor condition and has been subject of arson, vandalism and fly tipping

There are outstanding costs for environmental works undertaken by the Council of £3,695

Property B, Potton



This is a three bedroom end of terrace property situated in Potton.  
It has been empty for 15 years.  
The Council has received numerous complaints.  
It is in a poor state of repair externally

Property C, Shefford.



The property is in poor state of repair and has been empty for more than 5 years.  
It attracts rubbish and several complaints have been received  
It was part of a failed planning app (part of a larger scheme)  
Officers are currently trying to progress an Empty Homes Loan with owner, however it has been put on hold recently due to his ill health

Property D, Dunstable



This is a large ex bed and breakfast property, which became empty following a fire in 2007/2008

The property is semi derelict and is subject to anti social behaviour

The owner has been very ill and out of the country for several years

**It is currently for sale and the extent of work required to what was a commercial property makes it unsuitable for EDMO action. However, other possible options need to be explored, such as possible CPO or development of a scheme with a Housing Association, due to its size.**

Property E, Houghton Regis



Property empty since at least 2005

The owner is thought to be in residential care but her location is not known

The condition is deteriorating and likely to attract anti social behaviour and fly tipping as it worsens.

Property F, Dunstable



Property is in a block of four, two of which are empty.

One company owns all four and it is likely that the company is waiting for these 2 to become unoccupied so they can re-develop the whole block of 4.

Property G, Malden



Property is poor condition and attracting vandalism and refuse  
Empty over 5 years  
Owner not absent and occasionally still checks property  
EDMO potentially suitable

Property H, Dunstable



Detached property

Garden is overgrown and is badly neglected.

Complaints received in the past, but not recently.

Property is part of a local redevelopment plan although no progress since June 2010.

**This may make it unsuitable for EDMO or CPO action unless further period of inaction.**



Property I, Cranfield (2 together)



Cranfield University owned properties. They are derelict and have been empty for more than 10 years

No complaints but they are very visible from the road

The University has recently secured LDF residential redevelopment for the site containing these 2 properties and is in the process of drawing up a scheme for planning permission. **For this reason the properties are not appropriate for EDMO action.**

Property J, Shillington



Empty for at least 15 years

Derelict but under a conservation order/grading

Currently second attempt to get planning permission for larger homes on site incorporating the structure

No complaints received

Due to its condition, not suitable for EDMO but possibly CPO if no progress with planning application