

Decision Maker: PLANS SUB-COMMITTEE NO. 2

Date: Thursday 1 September 2022

Decision Type: Non Urgent Non-Executive Non-Key

Title: DIRECT ACTION - 24 SAXVILLE ROAD, ORPINGTON, BR5
3AW

Contact Officer: John Stephenson, Head of Planning and Development Support
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Chief Officer: Tim Horsman, Assistant Director (Planning and Building Control)

Ward: St Paul`s Cray;

1. Reason for decision/report and options

To obtain authority to take Direct Action to replace the front door, cut back overgrown vegetation and remove waste from the front and rear gardens.

2. **RECOMMENDATION(S)**

That Members agree to take direct action to bring the property to an acceptable condition externally.

3. COMMENTARY

- 3.1 On 18 June 2020 following a complaint regarding the condition of the front and rear gardens, a visit was made to the premises. The house was in a state of disrepair and there was overgrown vegetation at the front of the property.
- 3.2 The site was visited on numerous occasions, contact was eventually made with the female occupier and various issues have been identified with her health and her ability to carry out the required work. Her son also lives at the property but he too has health issues. Access was refused to the rear garden which is only possible through the house.
- 3.3 A Section 215 notice was served on the owner of the property on 3 May 2022 with a compliance date of 28 June 2022. The property remains in a poor state and no discernible effort has been made to comply with the notice.
- 3.4 Environmental Services are also aware of issues at the premises following allegation of infestation resulting from the hoarding within the property.
- 3.5 Social Services are also aware of the health and welfare of both the occupants of the premises.
- 3.6 On 13 July 2022 the matter was discussed at the self-neglect and hoarding panel, it was agreed on 12 August 2022 that planning enforcement would deal with the gardens and replace the front door.
- 3.7 Under the circumstances it would not appear to be proportionate or expedient to carry out a prosecution in this matter.
- 3.8 The only course of action remaining would be to take direct action as there is no budgetary provision for these types of cases, members will need to agree for the works to be undertaken and a charge placed on the property, which will be either paid off by installment payments or when the property is sold. The owner is aware of this course of action as she does not have the resources or ability to undertake the work required to bring the land to a satisfactory condition.
- 3.9 Three quotations have been obtained between £6,617 to £15,426.
- 3.10 Photographic evidence is attached (see Enc 2).