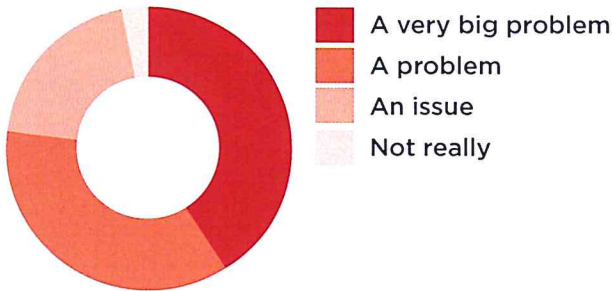


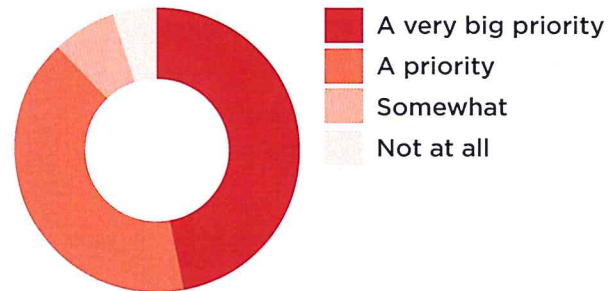
# THE SURVEY **CADO** CAMPAIGN AGAINST DELINQUENT OWNERSHIP

## Precious buildings at risk of irresponsible ownership - initial findings

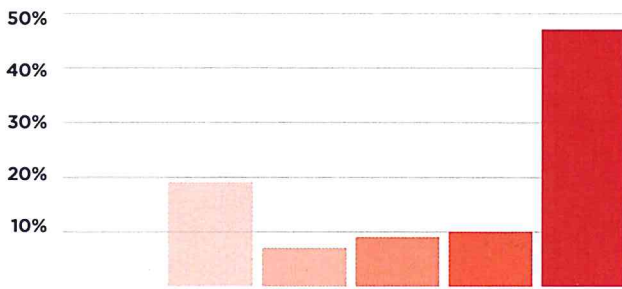
Are derelict buildings and disused land a problem in your local area?



Is dealing with (one or more) derelict/disused buildings and land a priority for your organisation (or for you as an individual)?

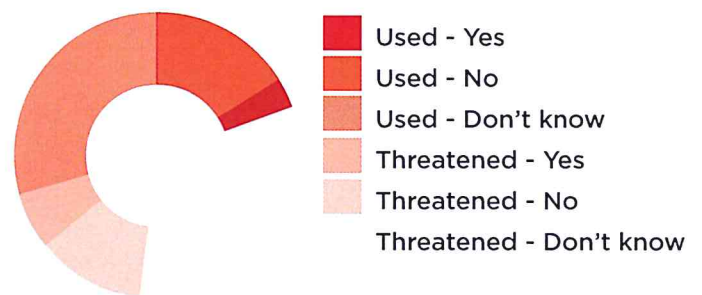


Are you aware of the powers that councils have to deal with derelict buildings and land?



- Compulsory Purchase Order
- Empty Dwelling Management Order
- Sections 79-82 Environmental Protection Act
- Section 29 Local Government Act
- Sections 76-79 Building Act
- Section 215 Town and Country

Has your local authority used or threatened to use any of these powers?

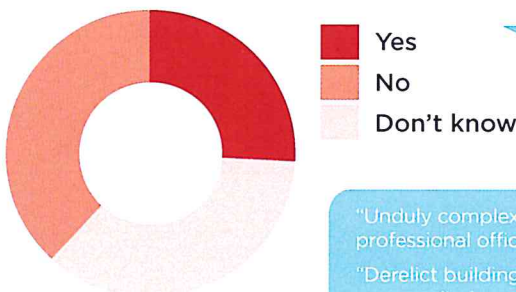


In your most recent experience, did this resolve the issue?

**YES: 1**  
**NO: 22**

"Owner obfuscated and delayed and did minimum necessary."  
"Councillors want to force the owners to look after the site, but officers keep finding reasons not to, saying they have very limited powers."

Have you or other local groups approached the local authority regarding using CPO powers?



"No response from local authority."

"They absolutely will not act unless all their costs are covered and all prospects of them having to take ownership are negated by the business plan."

"Ignored so far."

"Unduly complex, arcane and slow - make it very hard for local people and councillors and even professional officers to understand."

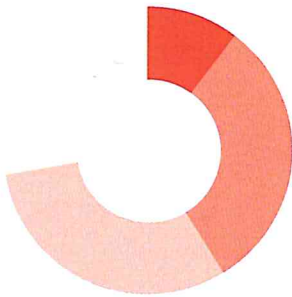
"Derelict buildings have a negative social impact on communities so there could be something like a community impact charge with a banding system. Community could require LA to apply this charge."

"We find ourselves in the unfortunate position of having to 'beg' to be able to restore a long-serving Community Asset to Community Use. Our future and that of the building is completely dependent on the 'whim' of the Council."

"There is much public affection and concern about landmark derelict buildings but little understanding of what might be possible. Councils are strapped for cash, and don't have enough, or sufficiently qualified staff. There is short termism (for votes/job creation) and too little understanding of the value of historic buildings and their contribution to an area."

Local authorities seem to have every incentive to turn a blind eye to neglected buildings and bad behaviours by delinquent owners."

**Do you think the powers that local authorities have to deal with derelict buildings and land are effective?**



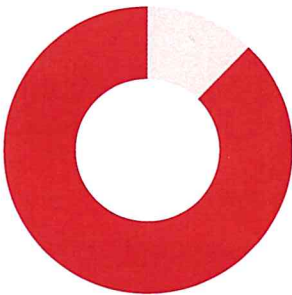
- Very effective
- Fairly effective
- Fairly ineffective
- Very ineffective
- Don't know

**What would make them more effective?**

- "Encouraging councils to use them - and to do so more quickly!"
- "Resources in terms of staff and money."
- "More decisive action from councillors."
- "Giving local communities an automatic say in the use and disposal of any buildings or assets that remain unused for extended periods of time."

- "Officers demystifying legalities for communities to enable them to know what they can and can't do regarding a particular site."
- "Reducing the cost of deploying such powers. They are so terrified that they will only use CPO if effectively funded by an external developer."
- "They are effective in theory but enforcement is rare."
- "Simplified and better communication so local community would have confidence in knowing what can be done and alert councils more effectively."
- "More power to act and acquire empty and derelict buildings where plans aren't implemented."
- "Remove landowner defence that they intend to develop."
- "Remove the financial consequences to a council of ordering repairs to a listed building neglected by its owners."
- "Simplification of existing powers - through a combination of guidance and training. A resource fund for councils to bid to support them through these processes."
- "More qualified staff, more resources, simplification and promotion of the powers."

**Do you think community groups should be given powers and resources to deal with derelict buildings and land?**

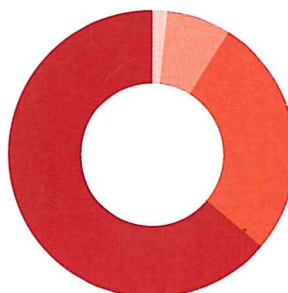


- Yes
- No
- Don't know

- "Power to initiate CPO, grants to purchase if necessary."
- "A better understanding of current laws, and some ways to make local authority use them."
- "Government grants to develop neglected sites."
- "Quick and easy Community Asset Transfer."
- "Right to require action from local authority or clear explanation of why action not taken. Right to know who owns land/building. Community-focused guidance and advice on what powers exist and how to use them. Simple reporting tool."
- "Advice/training in how to make existing legislation work for the benefit of the community."
- "A general power for Town/Parish councils or neighbourhood forum to require an LA to use its powers on any particular local issue."

- "Be able to put in appeal (similar to getting building listed) submitting that building is at risk and requires immediate action that if it meets certain criteria the Council will have to act and prosecute owner."
- "Designated, accessible, approachable and knowledgeable reps in the community and at the local council to prevent any more destruction to our heritage, our services and our future."

**Would you be in favour of a series of escalating penalties for 'irresponsible ownership', designed to encourage owners to take action either to sort out or release the building, culminating where necessary in a fast-track Compulsory Transfer Order to take the building, without compensation, and transfer it to a suitable, willing and capable owner, usually a community trust?**



- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree