

Empty Private Residential Property Strategy 2019-2024

"Bringing properties back into use"

Executive Summary

Empty private properties in Portsmouth have a significant impact upon their local environment and the community. They also are a waste of valuable housing resource which could be used to provide a home. Therefore it is vital that the council works to identify empty private properties and, wherever possible, bring them back to full use.

This strategy identifies the legislation around empty properties, the reasons why properties become empty and the impact that they can cause. Putting this in a local context shows the impact that this issue has in Portsmouth and leads to the suggestion of three strategic aims as follows:

Strategic Aim 1

Tackle the problems that empty properties cause local residents, particularly focussing upon:

- **Environmental issues, and**
- **Anti-Social Behaviour**

Strategic Aim 2

Minimise the blight that empty private properties can cause on property prices.

Strategic Aim 3

Maximise the usable housing stock in the city by supporting owners of empty private properties to return them to functional homes.

1. Overview

1.1. This strategy focusses on privately owned residential premises which have not been occupied for more than 6 months. For the purpose of this strategy it is considered irrelevant if the property is 'substantially unfurnished' as per the definition provided for by council tax categorisation, as the issues which arise from the property being empty are largely unaffected by the level of internal furnishing.

1.2. For the purpose of this strategy an empty private residential property is defined as having the following characteristics:

1.2.1. The dwelling is wholly unoccupied. If owners are returning on an ad-hoc basis to the property it may be that this strategy could still apply with regard to enforcement action on environmental issues, and the council will continue to want the property to be 'properly' brought back to use as a dwelling.

1.2.2. Empty for more than a 6 month period. The Housing Act 2004 has stated that a property has to be empty for more than two years before an Empty Dwelling Management Order can be applied for. However, although the Council cannot use enforcement measures prior to this time frame, it is felt that we should be able to still approach and work with empty property owners in relation to providing support and help with bringing an empty property back into use. If an empty property is causing an environmental impact on the local community it should not wait until the property is empty for two years before we react and request action to be carried out. It is felt that 6 months is a reasonable time frame for an owner to bring a property back into use themselves without encouragement by the Council.

1.2.3. Privately owned residential dwellings

1.3. There may be justifiable reasons for a property to be empty, as defined by the council tax legislation.

1.3.1. Property undergoing major refurbishments

1.3.2. Person liable is in prison

1.3.3. Person liable is in care home or hospital

1.3.4. Property is a deceased estate and is awaiting probate

1.3.5. Property prohibited by law

1.3.6. Person liable receiving care but not in a care home / hospital

1.3.7. Person liable giving care elsewhere

1.3.8. Property repossessed.

1.3.9. Property left empty by bankrupt trustee.

1.3.10. This strategy will not include properties which are on the market for sale / going through the sale process.

1.4. This strategy does not apply to

- 1.4.1. Commercial properties.** The Housing Act 2004 very clearly defines that it applies to "make provision about housing conditions, to regulate houses in multiple occupation and certain other residential accommodation" The Empty Dwelling Management Order (EDMO) legislation can be found under section 133 of the Housing Act 2004 and, only applies to residential properties. This is also the case with Compulsory Purchase Order under Section 17 of the Housing Act 1984. This power is to be applied to the acquisition of a house or land for the purpose of providing housing. It is important to note that there are other provisions available under Compulsory Purchase Order to carry out the function of acquiring commercial buildings for housing use.
- 1.4.2. Social Housing.** The purpose of social landlords is to provide housing for people to live in and therefore will be actively managing void properties to fill them, renovate or sell. To date no evidence has been seen of social landlords deliberately keeping properties void with no plans to do one of the options mentioned. If this were to change then this strategy would need to be reviewed.

2. Government approach to empty properties

Whilst there is no statutory requirement for an Empty Property strategy, the issue has been a key part of government policy for a number of years. The following events have occurred over the past 10 years that have shaped the process of bringing empty properties back into use:

2.1. The government approach 2010 - 2015

The coalition's government included a commitment to "explore a range of measures to bring empty homes into use". Specific funding was made available for this purpose, including £156 million allocated between 2012 and 2015 under two rounds of the Empty Homes Programme (part of the Affordable Homes Programme). An additional £60 million was allocated as part of the Clusters of Empty Homes Programme, which aimed to tackle concentrations of poor quality empty homes in areas of low housing demand¹.

2.2. Housing Act 2004 and amendments

The Housing Act 2004 previously defined a long-term empty property as one which has been empty for more than 6 months. An Empty Dwelling Management Order (EDMO) could not be applied for without proof that the property had not been used for this length of time.

Significantly the legislation for empty properties was changed in 2011 where the length of time a property has to be empty was changed from 6 months to two years before enforcement under this legislation could be actioned. This did not stop action being carried out to ensure that the property was not causing a nuisance and safe guarded whilst working with the freeholder to bring it back into use. However it does prevent an EDMO

¹ Empty Housing (England) Briefing Paper Number 3021, 13 June 2018, Page 3

being used as an option for enforcement action until this time frame has been completed.

2.3. The New Homes Bonus

In 2011, the Government confirmed that councils could attract additional funding under the New Homes Bonus scheme for bringing empty properties back into use. Under the scheme, the government matched the council tax raised for each property brought back into use for a period of six years. Following consultation in 2015, the government introduced a national baseline for housing growth of 0.4%, below which the New Homes Bonus is not paid. The number of years over which payments are made was reduced from six to five in 2017/18 and further reduced to four years from 2018/19.²

2.4. Council Tax Changes

From 1st April 2016, unless the dwelling is undergoing significant repair and renovation to make the property habitable, the level of council tax charged on an empty property is typically the same as an occupied property (attracting no discounts), aside from dwellings that attract a premium of 50% as they have been empty and unfurnished for two years or more. The premium essentially increases the amount of council tax that is charged.

It was agreed at full council on 12/02/2019 that Portsmouth City Council, in accordance with the Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018, Local Government Finance Act 1992 has amended and set Council Tax premiums for long term empty properties in its area for the council tax years commencing 1 April 2019, 1 April 2020 and 1 April 2021.

Long term empty properties – Under Section 11B Local Government Finance Act 1992 the premium charged to long term empty properties will increase to the relevant maximum as follows:

From 1 April 2019, the premium for properties unoccupied and substantially unfurnished for two calendar years or more will be 100%.

From 1 April 2020, the premium for properties unoccupied and substantially unfurnished for two to five calendar years will be 100%, and for properties unoccupied and substantially unfurnished for five calendar years or more the premium will be 200%.

From 1 April 2021, the premium for properties unoccupied and substantially unfurnished for two to five calendar years will be 100%, for properties unoccupied and substantially unfurnished for five to ten

² Ibid

calendar years the premium will be 200% and for properties unoccupied and substantially unfurnished for ten calendar years or more, the premium will be 300%.

2.5. Funding

In September 2013, the government provided funding for the Empty Homes Loan Fund, a joint initiative between the charity Empty Homes, Ecology Building Society, and participating local authorities, under which loans were provided to owners of empty properties. The fund was abolished in August 2014 because of low take-up.³

2.6. Current government plans 2016 - 2021.

The Shared Ownership and Affordable Homes Programme 2016-21 does not include separate funding for empty homes. In 2015 the government said that the £216 million of funding provided between 2012 and 2015 was intended to “provide a push in the right direction” and that there were no plans to provide additional funding. The New Homes Bonus scheme is still in operation.⁴ However, as this is linked to the national baseline for housing growth it is difficult for Local Authorities to qualify for this funding.

There are currently no other government funding schemes to assist Local Authorities with tackling Empty Properties.

³ Empty Housing (England) Briefing Paper Number 3021, 13 June 2018, Page 3

⁴ Ibid, Page 4

3. National and local picture

- 3.1. Statistics published by the Ministry of Housing, Communities and Local Government (MHCLG) have stated that there were 605,891 empty properties in England in October 2017, with 205,293 of these classified as long-term empty properties (empty for longer than six months).
- 3.2. Areas throughout the UK are affected differently by empty properties. Liverpool and Manchester suffer with whole streets of properties being left empty. In Liverpool alone there are 11,000 properties that have been empty for more than a decade. Schemes such as buy a property for a £1 have been implemented by the Local Authority to try and tackle the situation.
- 3.3. In Scotland there are 37,000 empty properties statistics and the Empty Home Partnership (created by the Scottish Government) is designed to help local authorities tackle empty properties in their area.
- 3.4. In Wales there are 40,000 empty properties and the Welsh Government have started schemes such as the Home Ownership Plus which renovates empty properties and then sells them to first time buyers.
- 3.5. In July 2018 the Local Government Association petitioned to increase council tax to empty properties to reflect the length of time they are empty. This includes changes in rates from 200% to 300%. The reason being that the money could be used to invest in property and will also encourage empty property owners to do something with their property. Local data (shown on page 11) indicates that the current 150% Council Tax charge has not reduced the number of empty properties.
- 3.6. The City Council are a member of the Empty Homes Network (EHN) which is the successor to the National Association of Empty Property Practitioners (NAEPP). NAEPP was established in May 2001 and replaced by EHN in 2005. It was launched by empty property practitioners with the support of government ministers, the Housing Corporation and the Empty Homes Agency. It provides valuable advice and support as well as providing links to other empty property practitioners.
- 3.7. Statistics from 2017 data have shown that there has been an increase in empty properties nationally and the EHN have provided reasons for this increase as follows⁵:
 - 3.7.1.** The housing market stalling in some areas, having previously picked up in many areas after the 2008 financial crisis.
 - 3.7.2.** The slow sale of some new build properties in some areas in the last year. (for the purpose of this strategy properties going through the sales process are not considered empty properties).
 - 3.7.3.** The ending of any dedicated empty homes investment programmes funded by government in March 2015.

⁵ Empty Homes, Empty Homes in England, 2018, page 14

- 3.7.4.** Some local authorities cutting the number of staff they have working to tackle empty homes due to budget pressures. (Portsmouth City still employ a dedicated empty property officer)
- 3.7.5.** Local authorities worked to improve the accuracy of their empty homes data in previous years that led to reductions in the recorded level of empty homes in those years.

4. Reasons for empty properties, and benefits of return to use

4.1. There are many reasons why a property owner leaves their property empty.

These include:

- Lack of affordability to carry out repairs to the property.
- Lack of a decision as to whether to sell or rent the property.
- Desire to rent, but lack of knowledge on how best to rent the property
- Sentimental attachment to the property
- The owners are not local and are uncontactable, therefore effectively abandoning the property.
- Part of a larger portfolio of properties, where one empty property does not affect their overall income.
- Dispute over ownership because the property was never registered with land registry, deeds go missing or inheritance process is stalled.

4.2. Benefits of returning an empty property to being a residential dwelling for the community.

4.2.1. Reduced risk of Anti-Social Behaviour

Long term empty properties can become targeted as somewhere that can be used for anti-social behaviour such as drug taking without fear of disturbance. They can also be vulnerable to graffiti and breaking and entering. This is especially the case when the garden is left to become overgrown and, therefore, offers a place which is not overlooked by other neighbours. The anti-social behaviour impacts on the neighbours and public services. By having a property in regular use, this risk is greatly reduced.

4.2.2. Less vermin

Pests are attracted to food and warmth which is provided by people living in properties. However, an empty property, especially one in disrepair, will allow access routes to neighbouring properties that are occupied. This is because they can easily access the fabric of the building. They are then able to freely move into the neighbouring properties through cavity walls and roofs or floating floorboards.

An empty front forecourt or garden will often attract waste which, in turn, attracts pests.

Homeowners have a duty to remove pests from their home. Therefore a fully used home with occupants, and a landlord or owner/ occupier who will monitor the property and carry out necessary renovation works, will reduce the likelihood of pests entering the property.

4.2.3. Less unsightly properties

An empty property can often be neglected and deteriorate significantly. Peeling paint work, missing render, eroding stone work, over flowing or broken guttering and over grown vegetation are all often the outcome of a property being left empty. When a property becomes a target to anti-social

behaviour this often leads to windows and doors being boarded up or even having metal shutters attached to it.

4.2.4. Better house value

An empty property in a street can decrease the value of the neighbouring properties. Many property websites actually advise buyers to be aware of empty properties in a street when buying a property.

Therefore, by removing empty properties in a street this can help to increase the likelihood of sale and, perhaps even the value of the neighbouring properties.

4.3. Benefits of returning an empty property to being a residential dwelling for the owner

4.3.1. Decreased costs and/or increased income

An empty property is estimated to cost an owner approximately £300 a month⁶ as a result of them continuing to have a responsibility to pay for the following:

- Council tax. Increased to 150% after 2 years of being empty
- Utilities. Unless cut off, there is a standing charge for all the utilities even when not in use.
- Insurance. There will be a potentially higher insurance premiums because the property is empty.
- Maintenance. Garden clearance for cutting back vegetation, boarding up costs, repairs to the property to stop leaks occurring and decline setting in.

If an empty property is sold and occupied by the new owner these issues are resolved.

If the property was rented, the owner may become the landlord and would be able to focus on maintenance, knowing there is a regular income.

In Portsmouth, the rental market for domestic properties has been strong for a number of years and is not anticipated to change during the lifetime of this strategy.

4.3.2. Peace of mind

By having a property occupied, either by the owner or tenants, a number of other concerns can be minimised.

The threat of squatting is an ongoing concern for many empty properties. Although the legislation regarding squatting has changed since 2012 and is now a criminal offence it is up to the freeholder to prove that they did not give permission for someone to live in their property. This means that their empty property will need to be monitored on a regular basis to ensure that no person has moved in without their permission.

⁶ <https://www.propertychecklists.co.uk/articles/empty-property-costs>

If a property is empty for 10 years or more and is targeted by squatters the owner runs the risk of a claim for adverse possession. This is when a person, who does not have legal claim to the property, lives in it open and freely for more than 10 years and then applies to the land registry to become the legal owner. They do have to prove that they have been paying council tax and utilities but ultimately this is something that can, and does, happen.

4.3.3. Avoid enforcement

Central government are encouraging all local authorities to create strategies that bring empty property back into use. Although Local Authorities have enforcement powers available to tackle empty properties, this strategy hopes to prevent properties from becoming long term empty, and to establish other methods to tackle empty properties beyond the enforcement powers available.

By willingly bringing an empty property back into use the owner avoids the possibility of legal action.

5. Portsmouth: Empty Private Properties IN CONTEXT- The Local Picture

5.1. Overview of tenure in Portsmouth

- 5.1.1.** 24% of properties are owner occupiers compared with the national average of 31%. This data reflects the 2011 census information which showed that the number of owner occupied properties had decreased by 4.8% from 2001 census.
- 5.1.2.** 25% in privately rented accommodation (compared to 15% nationally.) Since the census in 2001 there has been 10% increase in the number of rented properties in Portsmouth⁷. In 2011, 113,870 households were privately rented in Hampshire, of which 21,100 were located in Portsmouth.
- 5.1.3.** 12% in Council owned properties (compared to 9% nationally)
- 5.1.4.** 6% in Housing Association properties (compared to 8% nationally.)
- 5.1.5.** The Council of Mortgage Lenders has conducted a survey in 2016 'The Profile of UK Private Landlords' which covered landlords across the UK. The majority of all the landlords (60%) owned only a single investment property. At the other end of the scale, only 7% of landlords owned five or more dwellings but they accounted for around 40% of the stock.⁸

5.2. Identification of empty private properties

Empty properties are identified by the following methods:

- Council tax data
- Reporting / complaints from the general public
- Information from other council departments or public services.
- Contacted by empty property owners

5.3. Number of empty private properties per year

- 5.3.1.** The following data shows properties that are empty for more than 6 months for each year since 2009. In 2012 the introduction of charging long term empty property owners 150% council tax. Also this provides the data for those that have been empty for more than two years.

⁷ <http://documents.hants.gov.uk/population/HampshirePrivateRentedTenureProfile.pdf>

⁸ <file:///C:/Users/cho138/Downloads/the-profile-of-uk-private-landlords-20170118.pdf>

* The introduction to a higher charge of 150% for properties left empty for more than 2 years came into effect in 2012. Therefore prior to this date no data for properties empty for more than 2 years was held.

Year	6 months empty	2 years empty	Overall
2009	1812	not recorded *	4454
2010	1228	not recorded *	3113
2011	749	not recorded *	2822
2012	1331	9	2160
2013	1427	107	1936
2014	1548	90	2099
2015	1806	82	2861
2016	1530	120	2402
2017	1836	127	2725
2018	2355	156	3153

5.3.2. This data is reliant on the owners coming forward and advising the council tax department on the change in circumstances in their property. The Empty Property Network⁹ identifies reasons why, at a national level, relying on these figures alone may not give a wholly accurate picture. This includes:

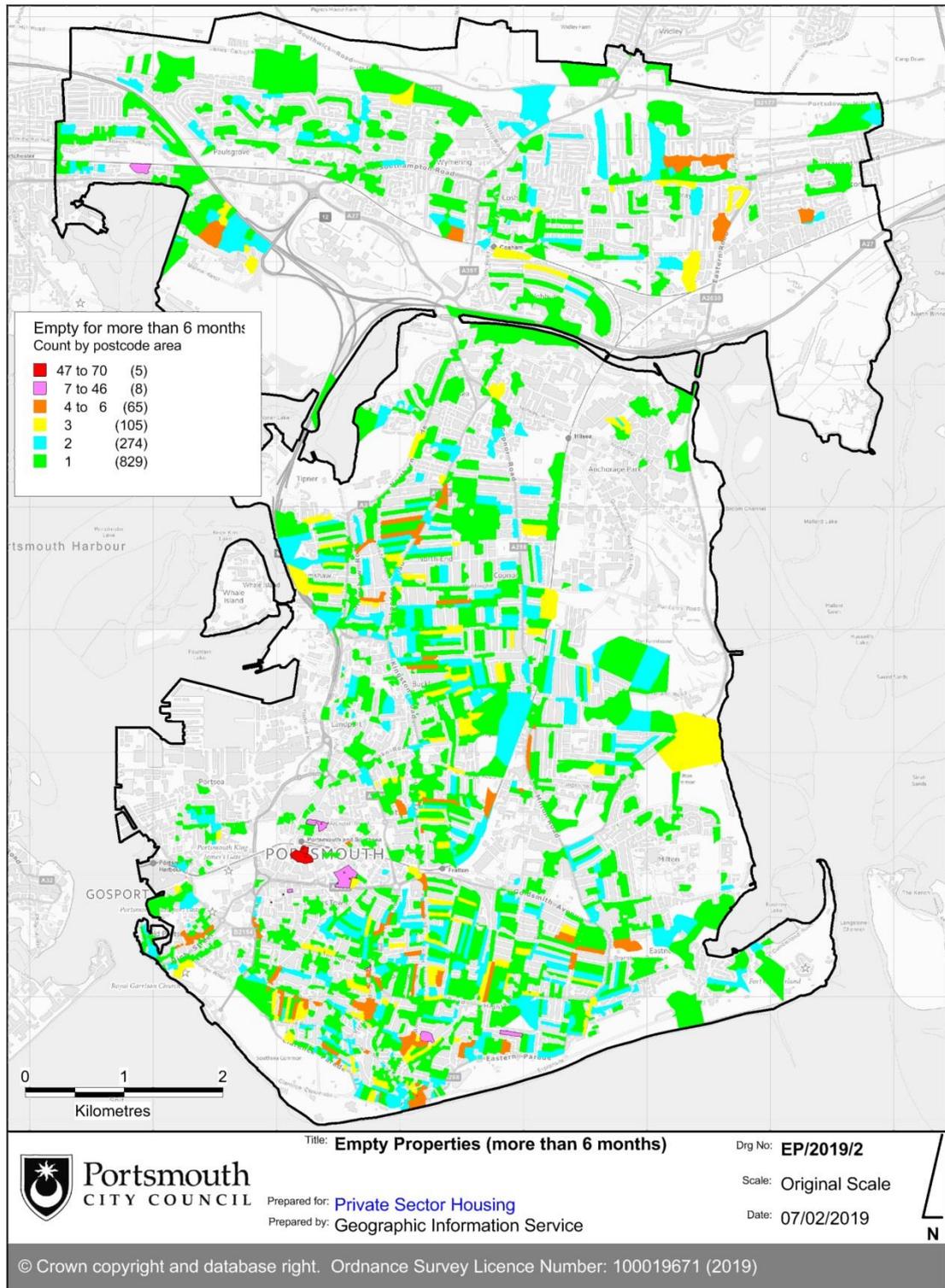
5.3.3 Derelict properties are not classed as dwellings for Council Tax purposes.

5.3.4 An owner may not inform the Local Authority that their property is empty, leading to undercounting. The point is made that owners who are still liable for Council Tax payments may have no reason to let their Local Authority know that the property is vacant.

5.3.5 The data does not include dwellings where there is an exemption from paying Council Tax. So, for example, it does not include unoccupied clergy dwellings or properties held in the possession of a mortgage lender or trustee in a bankruptcy.

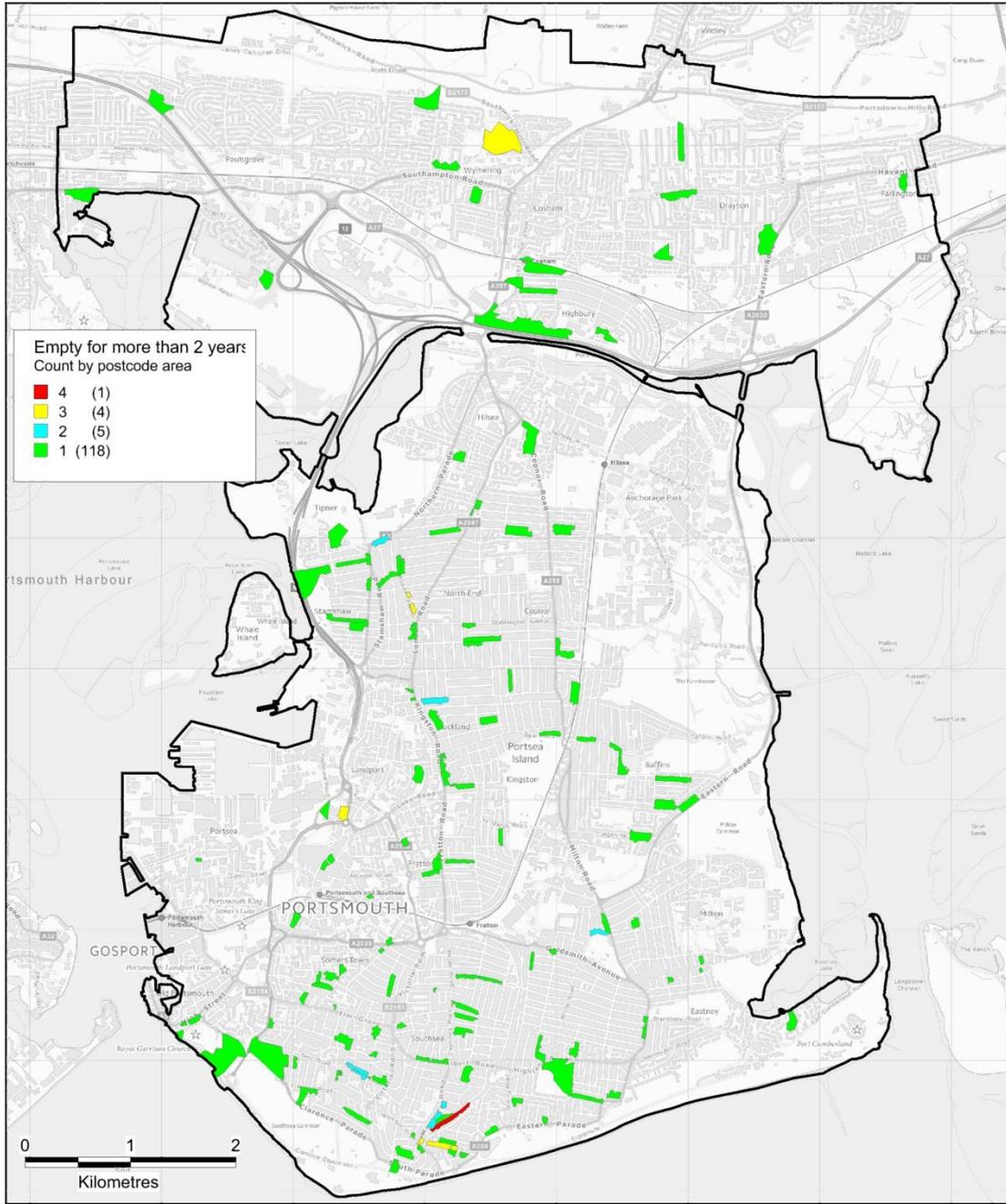
⁹ Empty Homes, Empty Homes in England, 2018, page 10-13

5.4. Locality of known empty properties in Portsmouth



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Title: Empty Properties (more than 2 years)



Portsmouth
CITY COUNCIL

Prepared for: **Private Sector Housing**
Prepared by: **Geographic Information Service**

Drig No: **EP/2019/3**

Scale: **Original Scale**

Date: **07/02/2019**

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5.5. Impacts upon the community

5.5.1. Complaints.

In a five year period, the council's private sector housing team received complaints about 326 properties which were empty for more than 6 months and investigated. The nature of the complaints were as follows:

Complaining about Pests from empty properties	19
The overgrown state of the garden	37
Empty Property attracting anti-social behaviour	15
The property is causing disrepair to their property	11
Property looks unsightly	88
The property has been empty for a long time	184
Mixture of lots of concerns	14

5.5.2. Blight

The longer a property is left empty the more likely it is to deteriorate if it is not maintained. Overgrown gardens, broken gutters, broken windows, leaking roofs and an increased likelihood of squatting all will have a severe detrimental effect on a street.

By ensuring that the length of time a property is empty is greatly reduced there will also be a reduction in blight upon the community.

5.5.3. Need for more housing

The housing market in Portsmouth is supply led, which means that the demand for properties of all tenure outstrips the supply available. The City Council has a range of strategies to help people into sustainable living and away from homelessness and increasing the overall housing stock. By minimising the number of long term empty properties it can only improve the housing situation.

6. Strategic approach

Based upon the evidence seen, this strategy outlines three main aims

Strategic Aim 1

Tackle the problems that empty properties cause local residents, particularly focussing upon:

- **Environmental issues, and**
- **Anti-Social Behaviour**

Strategic Aim 2

Minimise the blight that empty private properties can cause on property prices.

Strategic Aim 3

Maximise the usable housing stock in the city by supporting owners of empty private properties to return them to functional homes.

It is not this strategy's aim to increase council tax revenue by finding more empty private properties which can be charged the increased rates. However, if council tax fraud is being committed the council has a duty to the taxpayer to ensure that this is resolved.

The following areas can all be developed to meet the strategic aims.

6.1. Communications

Ensuring owners of empty private properties are aware of the options available to them is the first step in solving the problem. This includes raising awareness before the property has been empty for 6 months. Having the options available in a range of formats, with the City Council available for advice through a range of communications methods, will enable owners to make informed choices about the future of their property.

6.2. Advice and support

Owners of empty private properties need to be able to access advice and support on the best way to bring their property back into full use.

6.3. Role for other stakeholders

6.3.1. Neighbouring community

Occasionally the issue that an empty property is causing to a neighbouring resident is a civil matter and not for the City Council to interfere in (e.g. a fence panel broken between the two properties). However the City Council can signpost to advice on how to take such action.

Residents can often provide information to the City Council about the current or former owner of an empty property. Therefore the City Council needs to support residents who want to report information in a secure and sensitive way.

6.3.2. Landlord groups

Partnership working with landlords is important to gather information on properties, and the various housing markets, across the city. If there is a change in any particular market there may be an impact on the number and location of empty properties.

It is also possible that these groups may own empty properties, and require support help in bringing them back into use, or be effected by an empty property and therefore need to report it.

6.3.3. Estate agents and letting agents

It is important that estate agents and letting agents have clear communications channels with the City Council so that they can do the following:

- Report properties that they believe could be empty
- Provide market information which will have an effect on the amount of empty properties in Portsmouth.

6.4. Enforcement

It is important that the City Council retain the ability to resort to the use of enforcement legislation in appropriate circumstances. The principle legislation used to deal with derelict and vacant properties is shown in Appendix 2. Most notable is the use of Interim and final Empty Dwelling Management Orders (EDMOs).

If a property is empty for at least 2 years and is causing a nuisance for the community, (and local residents support the action) a Local Authority can apply for an interim EDMO. This gives the Local Authority legal possession of the property and they can work with the owner to agree a plan to bring the property back into use. If this fails after 12 months, a final EDMO can be applied for, and the Local Authority are able to find tenants to occupy the property without agreement of the property owner. This can therefore help with the housing pressures in the City and alleviate the nuisance caused to the local community.

7. Measures of the impact of this strategy

7.1. It is important the City Council can reliably determine the impact of this strategy on the empty properties across the city. Therefore a robust set of data-derived measures needs to be established:

7.1.1. The number of empty properties known to the council

7.1.2. The number of empty properties causing concern with issues such as blight, overgrown gardens and anti-social behaviour.

7.1.3. The number of empty properties that have been reported to the council that have been returned to full use

7.1.4. The number of owners of empty properties who have been helped to bring their property back to full use.

7.1.5. The number of complaints made about empty properties.

8. Action plan to be developed to progress the priorities

This document proposes a number of actions that currently are, or could in the future, support the delivery of a successful strategy.

Proposed Action	Strategic Aim 1	Strategic Aim 2	Strategic Aim 3
1. Have a clear and joined up approach between council agencies towards the identification of empty private properties			✓
2. Create a communications plan, including website information, on how to	✓		
2a report empty properties, including signs of what is an empty property	✓	✓	
2b help owners find uses for empty properties	✓		
2c Support for letting & managing the property (links to rent it right)			✓
3. Report to councillors on a quarterly basis on numbers of new empty private properties and the actions taken			✓
4. Develop a suite of measures to report on empty properties			✓
5. Implement support plan for owners to get their property back to use		✓	✓
6. Develop Rent It Right as a support tool for owners to get properties back to being used.	✓		

Appendix 1 - References

<http://researchbriefings.files.parliament.uk/documents/SN02857/SN02857.pdf>

Information from central government for council tax and empty properties from 26th November 2018.

<http://researchbriefings.files.parliament.uk/documents/SN03012/SN03012.pdf>

Guidance document from central government for empty properties and the need for Local Authority to have a strategy. Briefing paper to central government. June 2018

<https://www.gov.uk/government/publications/empty-dwelling-management-orders-guidance>

Guidance document for Empty Dwelling Management Order

<http://www.ehnetwork.org.uk/>

Website providing information, advice, guidance and support from the Empty Homes Network which is an organisation that is designed to support empty property work nationally.

http://www.actiononemptyhomes.org/wp-content/uploads/2018/03/final_ehe_2018_web.pdf

Empty Homes in England Report 2018 by Empty Homes National Campaigning Charity.

<http://documents.hants.gov.uk/population/HampshirePrivateRentedTenureProfile.pdf>

Tenure Profile: Private Sector - 2011

Appendix 2 - List of enforcement legislation

The principle legislation used to deal with derelict and vacant properties can be summarised as follows:

Local Government (Miscellaneous Provisions) Act 1976 – Section 16	-	Power to require information in respect of the ownership of a property
Prevention of damage by Pests Act 1949 – Section 4	-	Power to require works to destroy pests
Local Government (Miscellaneous provisions) Act 1976 – Section 29	-	Power for premises to be secured against unauthorised entry
Environmental Protection Act 1990 - Section 80	-	Power to require abatement of statutory nuisances
Town and Country Planning Act – Section 215	-	Power to remedy land adversely affecting the amenity of a neighbourhood
Law of Property Act 1925 – Section 103	-	Power to force the sale of a property
Local Government (Miscellaneous Provisions) Act 1976 – Section 15	-	Power to enter the property to undertake survey for Compulsory Purchase Order (CPO) purposes
Housing Act 1985 – Section 17	-	Power to acquire land and houses by CPO
Housing Act 2004 Part 4 Chapter 2 -	-	Power to make Empty Dwelling Management Orders (EDMO)
Planning and CPO Act 2004	-	Compulsory purchase procedures
Circulars 13/81, 5/93, 14/94 2/03	-	Guidance on compulsory purchase procedures
Housing Act 2004 – Section 133	-	Power to serve an Interim EDMO
Housing Act 2004 – Section 136 & Schedules 6 and 7	-	Notice of intention to serve a final EDMO