

Enforcement Action

Leaving a residential home empty leads to deterioration of the property and loss of income for the owner. Haringey Council encourages owners of empty property to bring them back into use and we have a variety of schemes to help owners repair and let their properties.

As a last resort, where owners fail to bring their empty properties back into use, the council can take enforcement action such as compulsory purchase or enforcing the sale of the property. A property notice which starts enforcement action can be served on a freeholder, leaseholder, agent or person managing a property.

What is a compulsory purchase order?

Section 17 of the Housing Act 1985 gives councils the power to acquire buildings through compulsory purchase. Compulsory purchase of vacant property can apply to dwellings which are derelict or abandoned and where the owner provides no plans for bringing the property back into use.

What is the enforced sales procedure?

The Law of Property Act 1925 enables councils to sell any vacant property to recover any debt owing to the council. Where there is money owing to the council, a charge is placed on the property before it is sold through an auction.