

Private Sector Housing Unit

Compulsory Purchase Policy

Lambeth Council will take every step to assist owners of empty properties in bringing the accommodation back into use. The details of this are set out within the Empty Property Strategy. However, there are some instances that, despite the best the best efforts on the part of the Council, remain empty for long periods of time.

These are the very properties that are more likely to cause problems in the immediate neighbourhood, such as fly tipping, graffiti and attracting misuse and dealing of substances. It is these cases that, as a last resort, the Council will pursue a Compulsory Purchase Order (CPO). This policy outlines the processes that will be taken before, during and after a CPO is approved.

1.0 Legislation, Government Guidance and Council Policy

- 1.1 CPOs are the final sanction available to Local Authorities to improve substandard private sector housing where persuasion or statutory notices have failed. CPOs can be used to improve occupying tenants living conditions or return long-term empty properties, often causing blight on the environment, to residential use. This document looks specifically at the position of long term empty properties.
- 1.2 Section 17 of the Housing Act 1985 gives Local Authorities the power to acquire buildings and land through compulsory purchase. This allows CPOs to be made for the purpose of providing housing accommodation or facilities connected with housing accommodation.
- 1.3 The department of Communities and Local Government (CLG) is the government department responsible for monitoring this procedure. Local Authorities must submit applications to confirm CPOs through the CLG, to the Secretary of State who is the confirming authority. Comprehensive guidance on the general procedure for CPOs is contained in Circular 14/94. In addition, Circular 5/93 gives specific guidance on CPOs made under Housing Act powers with particular emphasis on empty properties.
- 1.4 Revised guidance reflecting the changes in the law have now been published following the Planning and Compulsory Purchase Act 2004.

1.5 Our key strategy themes can be summarised as follows:

- Empty and derelict properties can blight an area, encourage crime, drug use, vermin and vandalism and are unacceptable in an area of high housing demand;
- CPOs will be used to bring empty properties back into use where other avenues have been exhausted;
- Priority shall be given to derelict empty properties where no other solution can be found and which are causing a nuisance;
- Where we use our housing powers to compulsorily purchase empty properties, we will ensure that the stock of affordable housing in the Borough will increase by entering into longer-term lease arrangements with the partners who subsequently purchase the property;
- Registered Social Landlords (RSLs) and 'preferred landlords' will be our partners in the provision of additional affordable housing units through this process.

1.6 The Council recognises the advantages in maintaining an effective and successful programme of compulsory purchase. The transformation of badly managed, poor condition housing to improved, permanent homes for residential use, has a marked impact on the local environment, the quality of life for residents and the perception of our commitment to improve substandard properties. In the case of empty properties, this also brings in additional council tax revenue once they become occupied.

1.7 Any case for compulsory purchase must include proposals for the property in the event that a CPO is confirmed. The Council will work in partnership with RSLs and 'preferred landlords' with the aim of bringing these properties into the social housing stock. This policy fits in with ODPM guidance where there is a general expectation that, following acquisition through compulsory purchase, local authorities will not keep properties as part of their permanent housing stock. By ensuring that these are let through long-term leasing agreements, we do maximise the affordable housing stock in the Borough.

2.0 Identifying Properties

2.1 The identification of empty properties for possible CPO action can come from a variety of sources, including:

- Referral of individual environmental health officers;
- Complaints from local residents;
- Councillors or MPs;
- Planning Officers, Building Control, Streetscene;
- London Empty Homes Hotline.

2.2 Empty Property Officers will then obtain/confirm the following information:

- The address of the property and a general description of its condition;
- A copy of the land registry to confirm ownership;
- How long the property has been empty;
- Details of environmental health records.

2.3 Properties selected for compulsory purchase action must meet at least three of the conditions listed below:

- Be empty for more than five years ;
- Cause a detrimental environmental effect;
- Be subject to enforcement action by other teams or departments;
- Affect the stability of adjoining properties;
- Result in legal proceedings being taken against the Council.

2.4 Having met these conditions, the following additional criteria may also prioritise those that are pursued with most urgency:

- squatted properties;
- properties causing a nuisance to neighbours;
- properties identified by the police as causing particular problems in terms of crime;
- properties within or adjacent to regeneration schemes and which might benefit the overall aims of the project.

3.0 Action before a case can be referred for CPO

3.1 The Empty Property Service will write to the owner, enquiring about their proposals for the property. This letter will include advice about how the property could be brought back into use, including longer-term leasing arrangements and available grants. If there is no response within 14 days the Empty Property Officer (EPO) will send a reminder letter to the owner.

3.2 If there is no reply within 14 days of the second letter, the EPO will write again, explaining that the Council will consider using its powers to compulsory purchase the property.

3.3 If there is no response to this within 21 days, the owner will be sent a third letter. This will explain that if there is no response, the Council will take action to seek a compulsory purchase order.

3.4 Enforcement notices will be served in accordance with the Planning and Compulsory Purchase Act 2004.

These notices include:

- Section 215 Town & Country Planning Act 1990 – untidy site notice, power to require proper maintenance of land;
- Section 189 Housing Act 1985 – requirement to repair dwelling unfit for human habitation;
- Section 190 Housing Act 1985 – requirement to repair a dwelling in a state of disrepair
- Section 48 Planning (Listed buildings & Conservation Areas) Act 1990 - repairs notice prior to compulsory notice of acquisition of listed buildings.

The following orders apply:

- Section 264 Housing Act 1985 (closure of dwelling unfit for human habitation)
- Section 265 Housing Act 1985 (demolition of dwelling unfit for human habitation).

Schedule 15 of the Housing Act 2004 (paragraph 4) will amend the list to include the following notices:

- Section 11 Housing Act 2004 – improvement notice relating to category 1 hazard
- Section 12 Housing Act 2004 – improvement notice relating to a category 2 hazard.

Orders

- Section 20 Housing Act – prohibition order relating to category 1 hazard
- Section 21 Housing Act – prohibition order relating to category 2 hazard
- Section 43 Housing Act – emergency prohibition order
- Section 20 Housing Act – prohibition order relating to category 1 hazard
- Section 265 Housing Act – prohibition order relating to category 1 and 2 hazard

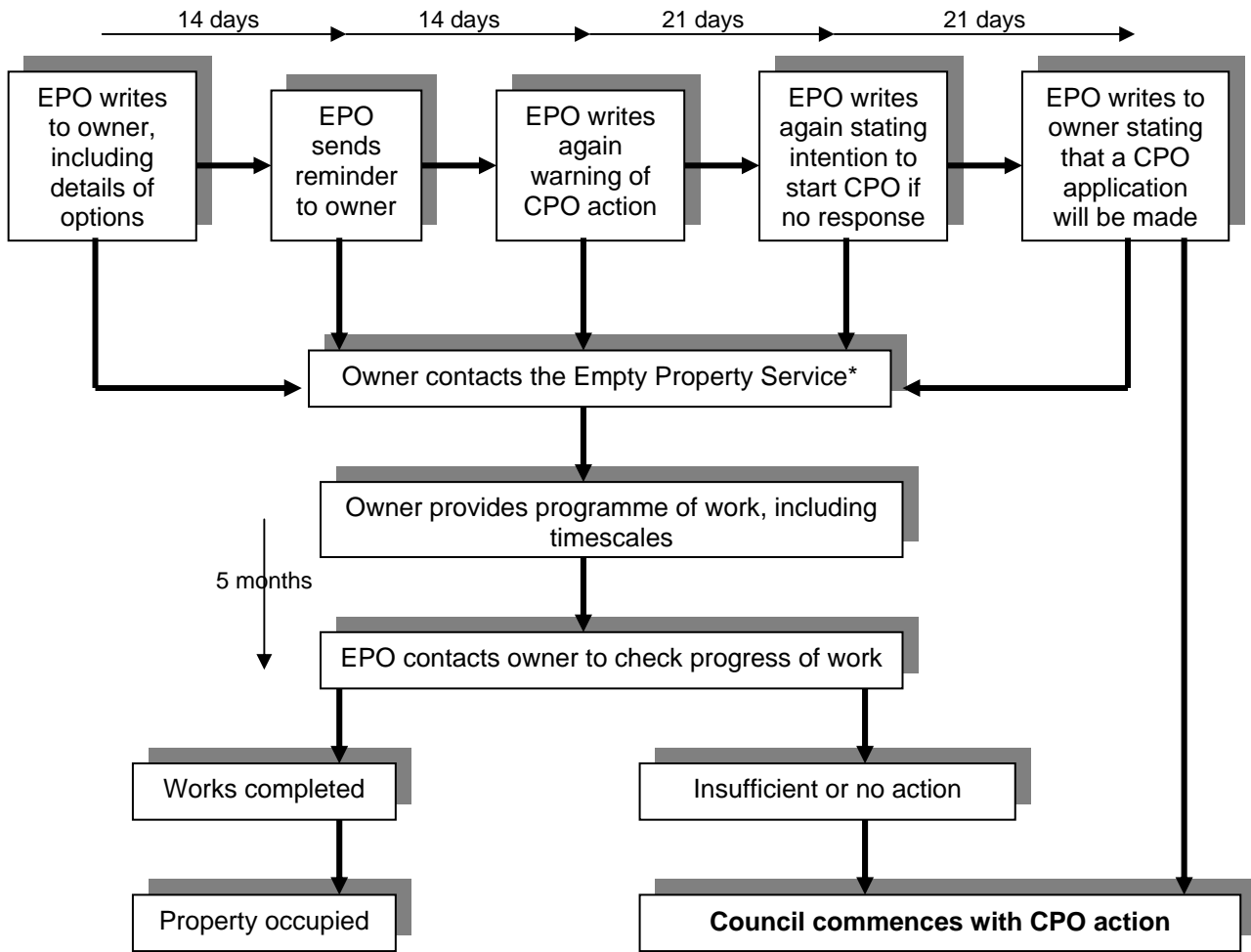
3.5 If after 21 days there is still no response, the owner will be sent a final letter, informing them that an application for a CPO will be made.

3.5 The Council will reconsider the position of pursuing a CPO at any point during this process if the owner is to contact the Empty Property Service, and provide a timetable for action. This should include timescales for:

- Making a planning application;
- Starting work;
- Any major milestones foreseen during the building programme;
- Completion date;
- Tenancy start date (to be provided once works are complete);

3.6 Assuming that the owner responds positively and that the proposed timescales are reasonable, a letter will be sent to the owner saying that the process will be deferred for a period of six months. Once five months have expired, the EPO will contact the owner for a progress update. If progress is on target, and within the agreed timescales then CPO action will continue to be deferred. If however there has been no action, or that progress has been significantly delayed without the Empty Property Service being informed, CPO action will commence.

3.7 Contact with the owner will be put in writing. Full written notes of all conversations both in person and over the telephone will be made at the time, as they are admissible as evidence, and copies of these kept on file and given to the owner.



*If at any point there is not significant action with respect to the programme of work, or the Empty Property Service is not informed of any significant delays, the CPO process will continue from the point where it was deferred

Flowchart 3.1

4.0 Making and serving the CPO

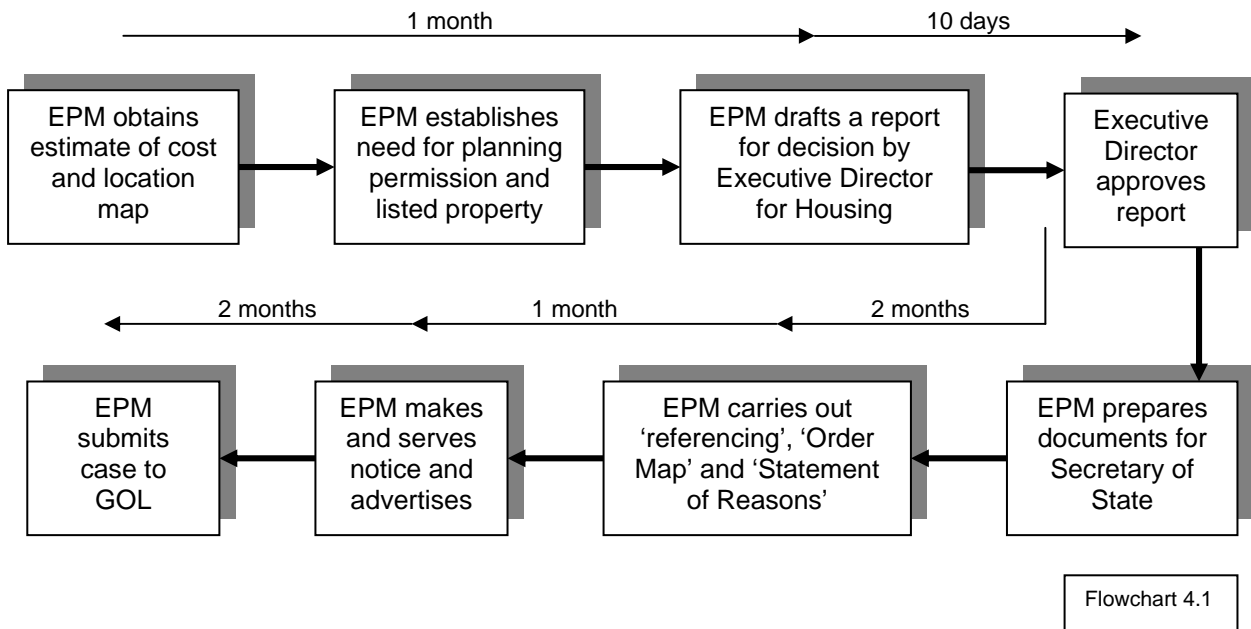
- 4.1 The Empty Property Manager (EPM) will be responsible for progressing the case through to completion. The file will include copies of letters sent to the owner, land registry search, reports from Environmental Health Officers (EHOs)/ Planning Officers and notes of meetings and correspondence with the owner.
- 4.2 The EPM will contact the Corporate Property Manager. The EPM will be responsible for providing an estimate of the cost of acquisition and a location map showing the subject property and the net and gross areas of land. The EPM will also establish whether planning consent is likely to be available for residential use and whether the property is listed or situated in a Conservation Area.
- 4.3 The EPM will write a report in accordance with the Council's standard guidelines, for decision by the Executive Director for Housing under delegated authority. This report will include:
- Description of the property and its condition;
 - Details of attempts made to encourage voluntary improvement;
 - The Council's proposals for the property if a CPO is confirmed;
 - Financial implications;
 - Details of the scheme that will be implemented with the RSL/preferred landlord should the CPO be confirmed;
 - Recommendation that the Executive Director for Housing agrees that a CPO should be made and that officers are instructed to take all necessary action to implement the resolution;
- 4.4 If the Executive Director for Housing agrees with the recommendation, the decision is registered with the Customer Relations Team, and the EPM prepares all of the documents required to support the Council's application to the Secretary of State for confirmation of the CPO. The following documents will need to be prepared for submission:
- A schedule identifying and describing all interests in the buildings and/or land;
 - A map showing the subject property (referred to as the 'Order Map') and;
 - The Statement of Reasons for making the CPO. This sets out the reasons why the Council wants to make the CPO and details its proposals for the property if the CPO is confirmed.
- 4.5 The process of identifying and describing the 'Schedule of Interests' in the land is known as 'referencing'. It is designed to identify all those persons with an interest in the land affected by the CPO. These persons must be served with documents relating to the CPO at certain designated stages of the procedure. If a person with a legal interest in the property is not served this, it could cause the whole CPO to fail.

- 4.6 Checks will be made with HM Land Registry to identify all registerable interests. Office copy entries will show names and addresses of the freeholder, lessees and any mortgages. All of these parties shall be sent a letter by recorded delivery asking them to declare their interests in a standard form. If no reply is received within 21 days, another letter, enclosing a copy of the first, shall be sent, again by recorded delivery. A response will be requested within 21 days.
- 4.7 The 'Order Map' will show the land to be acquired, and will usually be scale 1:500. It will be given an appropriate title and an 'attestation clause' (a statement confirming authenticity). The map will show the extent of the land to be acquired by a broken black verge and will number where appropriate. Street names in the immediate vicinity will be marked and a 'North Point' shown. 20 copies of the map will be ordered.
- 4.8 The Order Map will be 100% accurate. If, after an external inspection of the property, it is discovered that there is a discrepancy with the ordinance survey map, or the map attached to the office entries, the procedure for obtaining access for the purposes of an internal survey, will be followed. The Council's Legal Services will be instructed to obtain a court order to facilitate access to the property.
- 4.9 A 'Statement of Reasons' will be prepared to support the CPO. This statement will explain why the Council has decided to make and pursue a CPO. The Statement of Reasons will not normally exceed 5 pages of A4.
- 4.10 When the Schedule of Interests, Order Maps and Statement of Reasons have been finalised, the legal formalities need to be followed. There are prescribed forms that must be used for the order and the press advertisement. These can be found in the Compulsory Purchase of Land Regulations 1994. In summary these are:
- Name of the newspaper(s) where the Notice is advertised;
 - Details of land in question;
 - What legislation is being used;
 - Details of where the Notice can be examined;
 - Information about how and where to make an objection;
 - How long the advert must run for, (i.e. two consecutive weeks).
- 4.11 The next stage will involve the making, serving and advertising of the CPO and submission to the Secretary of State. This part of the procedure will be followed in consultation with Legal Services.
- 4 engrossments of the Order and 4 copies of the map will be prepared along with the Statement of Reasons. 14 paper copies of the Order and Map will also be prepared;
 - The Order will be sealed (all 4 engrossments of the Order and all 4 linen copies of the map) and then made;

- Notice of the making of the Order along with the Statement of Reasons will be served by hand or recorded delivery on the owners, lessees and occupiers giving not less than 21 days for objections to be made;
- A copy of the Order and Map is placed on deposit for public viewing at one or more appropriate places;
- A notice of the making of the Order must be publicised in the local press for 2 consecutive weeks.

4.12 Following the second advertisement of the Notice in the local press and service of the Notice on those with an interest in the land, the Order will be submitted to the Government Office for London for confirmation. The following will be sent:

- 1 sealed and 4 unsealed copies of the Order plus 2 sealed and 4 unsealed copies of the Map;
- certificate in support of the Order stating that the Notice has been published and served;
- A certified copy of the Council's resolution to make the Order (the report to the Executive Director for Housing) ;
- A report on the property by the Council's Corporate Property Manager.



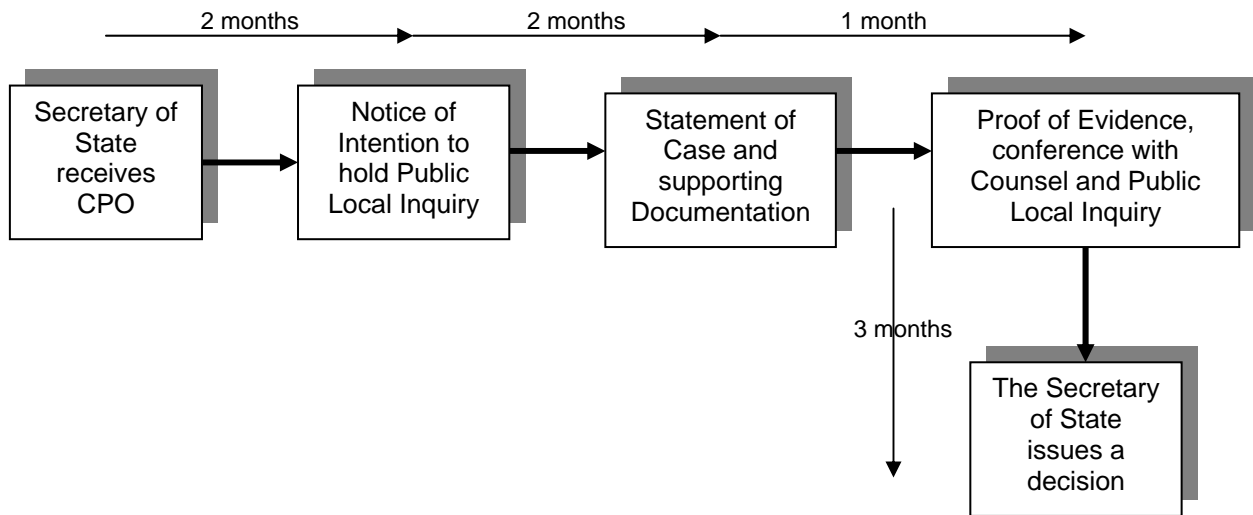
5.0 Public Local Inquiry

- 5.1 If a CPO is unopposed, the Secretary of State will normally issue a decision within 2 months of receiving the Council's application for confirmation.



- 5.2 However, unopposed CPOs tend to be the exception and objections are made in most cases. This means that a Public Local Inquiry into the matter will be held. This section therefore assumes that a Public Local Inquiry is to take place because of an objection. All action taken under this section should be taken in consultation with Legal Services.
- 5.3 Any person with an interest in the property may make an objection to a CPO. The objection must be in writing and submitted to the ODPM. The most common objections from owners are disputing the Council's case and wanting more time to put proposals into effect.
- 5.4 At the end of the objection period, the ODPM will send copies of objections to the Council and announce that it intends to hold a Public Local Inquiry usually giving 10-12 weeks notice. The procedure for public enquiries is set out in the Compulsory Purchase by Non Ministerial Acquiring Authorities (Inquiries Procedures) Rules 1990. The Council is responsible for paying the administrative costs of ODPM and the expenses for the Inquiry. The current cost is approximately £500 for each day of the inquiry.
- 5.5 Once the date of the Public Local Inquiry is fixed it will only be changed in exceptional circumstances. The 'Statement of Case' and copies of all Council documents must be submitted to the Secretary of State and objectors either 6 weeks from the date of the ODPM's letter informing the Council of the need for a Public Local Inquiry; or 28 days before the Inquiry, whichever is the earlier.
- 5.6 The 'Statement of Case' is an extended and more detailed version of the Statement of Reasons prepared earlier in the procedure. It is a factual statement of the Council's reasons and case for compulsory purchase.
- 5.7 Copies of documents that the Council intends to refer to or put in evidence at the Inquiry vary depending on the case. However, only written correspondence and statutory notices, are acceptable as evidence. The Statement of Case and all other documents to be referred to the Inquiry should be prepared at least 2 weeks before the deadline for the service of documents.

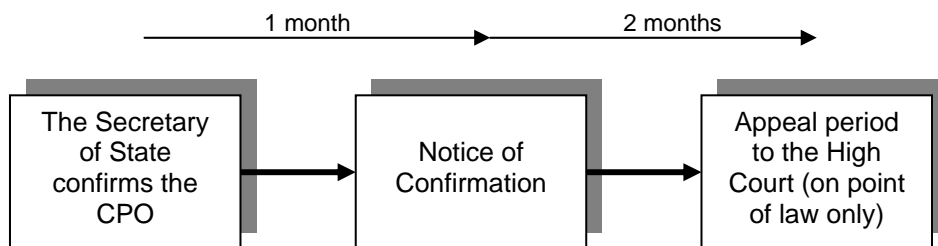
- 5.8 Once the Statement of Case and documents to be referred to at the Inquiry are prepared, work shall begin immediately on drafting the 'Proof of Evidence' for the Council's main witness(es). The Proof of Evidence can vary according to the evidence compiled in the case, and should include:
- The Council's CPO policy in the context of the housing strategy as a whole;
 - The attempts that have been made to encourage voluntary improvement of the property concerned;
 - The Council's proposals for the property if the CPO is confirmed, and the ability to meet the costs involved;
 - The details of the scheme that will be implemented by any RSL or preferred landlord, if the property is to be transferred on by the Council.
- 5.9 Both the Council and owner are entitled to engage legal representation to act on their behalf at the Inquiry, but this is not compulsory. Lambeth's practice is to engage Counsel (acting as its advocate) in every case. Choice of Counsel should be made at an early stage, so that they can be involved in all the various steps prior to the inquiry hearing.
- 5.10 The Proof of Evidence should be finalised at least 3 weeks before the Inquiry. This will give Counsel sufficient time to consider the draft, for a conference to take place before the Inquiry and for amendments to be made in the light of Counsel's advice. Discussions on presentation of the Council's case and tactics to be adopted should be finalised with Counsel.
- 5.11 The Proof of Evidence has to be provided to the Secretary of State at least three weeks before the inquiry date. Copies must also be served on all other parties involved in the public inquiry.
- 5.12 The Inquiry will be conducted in accordance with the Inquiry Procedures Rules. The Inspector appointed by the Secretary of State opens the Inquiry, explains the procedure to be adopted and asks for an attendance list to be circulated. Counsel, on behalf of the Authority, will set out the case for the CPO to be confirmed. The owner, or their representative, will have an opportunity to cross-examine at the end of the presentation. The owner will then present their case and will be cross-examined by Counsel and questioned by the Inspectorate. Finally, Counsel has the right to present a summary of the Council's case. The Inspector will then announce an intention to carry out an inspection of the property before formally closing the Inquiry.
- 5.13 Both the Inspector and the Council's witness are invited to join the Inspector at the site visit but are not permitted to present any further evidence. The whole inquiry process is likely to last one to two days.



Flowchart 5.2

6.0 Secretary of State's Decision

- 6.1 The Secretary of State's decision is normally notified to the Council 2/3 months after the Public Local Inquiry. If the CPO is not confirmed by the Secretary of State this will generally be because of a legal technicality or a weak case. The Council can apply to the High Court for judicial review of the decision on legal grounds.
- 6.2 If the Secretary of State confirms the CPO, the Borough Solicitor's Office will prepare a 'Notice of Confirmation' for service on all parties and for press publication. This Notice contains provision for any person to appeal to the High Court against the Secretary of State's decision to confirm the CPO. The appeal must be lodged within six weeks and can only be made on a point of law. At the end of the six-week period the Borough Solicitor's Office will establish from the High Court whether an appeal has been made and, if not, will seek instructions.



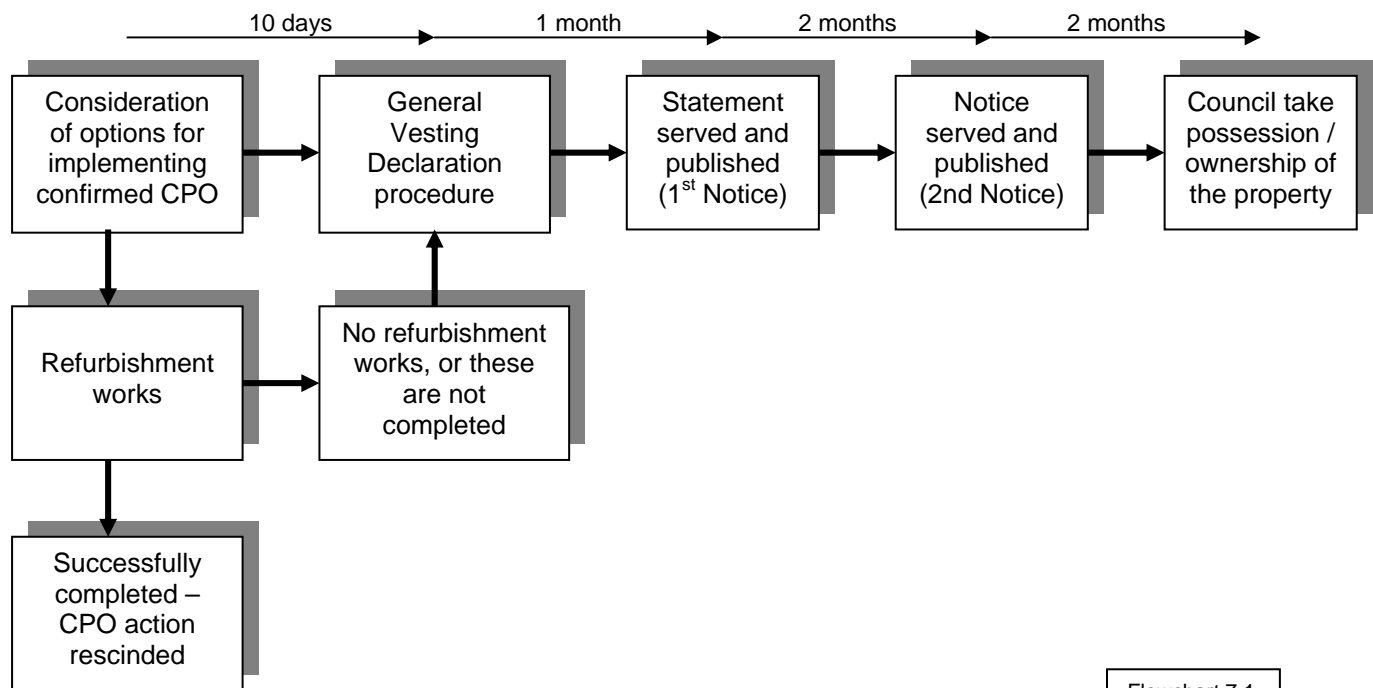
Flowchart 6.1

7.0 Implementation of a confirmed CPO

- 7.1 If the Council gave an undertaking during the Public Local Inquiry, not to implement the CPO for a defined period it will be necessary to monitor any refurbishment works being carried out throughout the period. If refurbishment works are satisfactorily completed the CPO can be rescinded altogether.
- 7.2 If no undertaking was given, or at the end of the undertaking period refurbishment works are not completed, the procedure for implementing the CPO and taking possession of the property can commence. CPOs must be implemented within 3 years of the Notice of Confirmation being served. The Council has two means available to gain possession of the property. These are the 'Notice to Treat' and 'Notice of Entry' procedure and the 'General Vesting Declaration' procedure.
- 7.3 The main advantage of the Notice to Treat and Notice of Entry procedure is that it is quick. The Council is able to take possession of the property within 14 days of the Notice to Treat and Notice of Entry being served. However, it does not give the Council ownership and compensation claims can take up to two years.
- 7.4 The General Vesting Declaration (GVD) procedure gives the Council possession and ownership in 3 to 4 months. Unless there are special circumstances that require the Council to take possession of the property within 14 days, the GVD is the preferred route for implementing a CPO.
- 7.5 The GVD process is dealt with by legal services and involves the following:
- Serving a Statement concerning GVD on those with an interest in the land (the '1st notice');
 - Publication of a Statement concerning GVD in the local press; and
 - Following a two-month period as required by the Act, Notice of making the GVD is served and published in the local press- the '2nd notice'.
- 7.6 Serving and publishing the Notice of the GVD (the 2nd notice) has the effect of a compulsory exchange of contracts. On the 29th day after serving the notice, the property vests to the Council, entitling the Council to possession. The GVD will give good title to the land even though compensation has not been settled and may still have to be determined by the Lands Tribunal.
- 7.7 Arrangements for the Council to take possession of a property in furtherance of a GVD should be made immediately after the 2nd notice has been served. The arrangements must include the following elements, which should all be confirmed in writing:
- A Council representative must attend the property at the time and date possession is being taken. Arrangements should also be made for a locksmith to attend in case a forced entry is necessary and to secure the property afterwards;
 - A valuer shall be engaged to attend the property at the appointed time and date to prepare a schedule of condition recording the state of repair;

- The owner shall be told that officers authorised by the Council will be taking possession at the appointed time and date. The owner should be invited to attend to hand over keys and agree a schedule of condition with the Council's valuer.

7.8 If the owner or any other person prevents access, officers of the Council shall abandon the exercise. Legal Services must be informed immediately and instructed to prepare a Sheriff's Warrant for possession.



Flowchart 7.1

8.0 Disposal of a property following compulsory purchase

- 8.1 The Council will dispose of properties acquired by CPO to Registered Social Landlords (RSLs), or 'preferred landlords' for refurbishment, securing nomination rights for Council nominees where possible.
- 8.2 The five major RSLs operating in Lambeth are Family Housing Association, London & Quadrant, Metropolitan Housing Trust, Swale and Tower Housing Association. First preference will be given based on the area where the empty property is located. e.g. Tower HA covers Vauxhall and Kennington and will therefore be given first choice for CPOs located in their catchment area. To maintain and enhance the integrity of the Council's CPO policy it is important that properties are sold, refurbished and returned to residential use as quickly as possible.

- 8.3 The Empty Property Manager will develop a list of 'preferred landlords', who will be given the opportunity to bid for properties where RSLs are unable to raise the funds, or do not want to purchase the property. Preferred landlords will be those who can meet the following criteria:
- Demonstrate that they manage properties that meet 'Decent Homes' standards;
 - Demonstrate that they maintain properties to these standards (eg through cyclical repair programmes);
 - Have processes available to help tenants deal with emergency repairs;
 - Demonstrate good management of tenancies (eg will provide written Tenancy Agreements, have no previous cases of unlawful eviction or harassment);
 - Demonstrate the financial resources to purchase the property and to carry out the necessary refurbishment.
- 8.4 A landlord may also be a preferred landlord if they have been accredited and can demonstrate the financial resources to purchase the property and carry out the necessary repairs.
- 8.5 Preferred landlords will be invited to bid for the property prior to the report being approved by the Executive Director for Housing to pursue CPO. The preferred landlords will be expected to submit a sealed bid for the property, (including purchase price and renovations costs), as well as a brief outline on their plans for the property (including any conversions). The landlord whose brief meets planning consent and who offers the highest price for the property will be the person who will be chosen.
- 8.6 If an RSL or preferred landlord is unable to follow through with commitments previously indicated in the CPO process, the Council may approach the next preferred landlord who bid for the property, (assuming that they matched the required criteria). If there are no other preferred landlords, then the preferred landlords will be invited again to make a sealed bid. Preferred landlords will be given 20 working days to put together a complete bid.
- 8.7 All preferred landlords will be expected to lease the property for a minimum of 5 years through the Council (Lettings First), once the property has been refurbished. This will be a condition of the CPO agreement.
- 8.8 Preferred landlords can be removed from the list if they fail to meet the criteria relating to good management of properties or tenancies, or if they fail to meet the conditions of the CPO agreement.
- 8.9 Under current financial rules, provided a property acquired under CPO is resold within 3 years, 100% of the sale proceeds can be returned to the Council's capital programme.

9.0 Settlement of CPO Compensation

- 9.1 The date that ownership of a property is vested in the Council, or the date of possession in the case of the Notice to Treat and Notice of Entry, is significant for the settlement of CPO compensation.
- The date of vesting or possession is the valuation date for assessing value of the land;
 - Interest on compensation agreed or assessed runs from the date of vesting or possession;
 - Immediately after the date of vesting or possession the dispossessed owner can make a claim on the Council for an advance compensation payment of up to 90% of the Council's valuation. Any claim does not signify acceptance of the Council's valuation.
- 9.2 The Valuation Department is responsible for the conduct of negotiations for settlement of compensation. They must ensure that every effort is made over a reasonable period to settle compensation by agreement. If no agreement is reached, either party can refer the matter to the Lands Tribunal for determination. Once a case has been referred to the Lands Tribunal a hearing date will be fixed. The waiting time for a hearing is about six months. At the hearing each side gives evidence about the level of compensation that could be assessed. The Tribunal reaches its decision 2 to 3 months after the hearing and is final.
- 9.3 If the owner is untraceable, if he refuses to accept compensation determined by the Lands Tribunal or if there is a dispute about who is entitled to compensation then the Council can pay money into the Court of Protection for a period of seven years. If unclaimed at the end of this period, the Council can claim this as a capital receipt.
- 9.4 It is possible to put some charges onto the property, which can be claimed back when the property is sold. This would include bank charges and professional fees.

10.0 Key Stages and Indicative Timescales

- 10.1 The summary and timescales are based on the following assumptions:
- There is an objection to the CPO necessitating a Public Local Inquiry. If there is no objection and no Inquiry the overall timescale will be reduced by approximately 6 months.
 - No appeal is made on the High Court against the Secretary of State's decision to confirm a CPO. If a valid appeal is made at least six months to the overall timetable will be added. (This would also incur additional costs).
 - The CPO is implemented by way of the General Vesting Declaration procedure.

STAGE	TYPICAL TIMETABLE
<p>3.0 Action before a case can be referred for CPO</p> <ul style="list-style-type: none"> Selecting the property, gathering information and establishing ownership Action by the Empty Property Officer to encourage voluntary improvement and threat of CPO 	<p>Depending on individual circumstances and any response from owners. A minimum of 4 months needed from 1st letter to the Executive Director to demonstrate last resort action. However, in practice this is more likely to take 6 months</p>
<p>4.0 Making and serving the CPO</p> <ul style="list-style-type: none"> Report to Executive Director for Housing recommending CPO Referencing, the Order Map and the Statement of Reasons Making, serving notice and advertising Submitting CPO to ODPM (via GOL) 	<p>Start</p> <p>By month 2</p> <p>By month 3</p> <p>By month 5</p>
<p>5.0 Public Local Inquiry</p> <ul style="list-style-type: none"> Notice of Intention to hold Public Local Inquiry Statement of Case and supporting documentation Proof of Evidence, conference with Counsel and Public Local Inquiry 	<p>By month 7</p> <p>By month 9</p> <p>By month 10</p>
<p>6.0 Secretary of State's Decision</p> <ul style="list-style-type: none"> The Secretary of State's Decision The Notice of Confirmation Period of Appeal to High Court (6.4) 	<p>By month 13</p> <p>By month 14</p> <p>By month 16</p>
<p>7.0 Implementation of a confirmed CPO</p> <ul style="list-style-type: none"> Consideration of procedure options for implementation of confirmed CPO General Vesting Declaration Taking possession / ownership of the property 	<p>By month 16</p> <p>By month 19</p> <p>By month 20</p>
<p>8.0 Disposal of a property following compulsory purchase</p> <ul style="list-style-type: none"> Onward disposal of property 	<p>Depending on individual circumstances</p>
<p>9.0 Settlement of CPO Compensation</p> <ul style="list-style-type: none"> Settlement of CPO compensation 	<p>Depending on individual circumstances</p>

11.0 GLOSSARY OF TERMS

Empty Property Strategy- A range of policies adopted by the Council designed to encourage owners of empty properties to return them to residential use.

Compulsory Purchase Order (CPO)- A forced sale of a property to the Council authorised by the Secretary of State.

Private Sector Housing Strategy- A range of policies adopted by the Council to achieve improvements in the condition of the private sector housing in Lambeth.

Section 17, Housing Act 1985- The main statutory provision by which CPOs for housing purposes are made and authorised.

Circulars 5/93 and 14/94- CPO policy and procedure advice issued by the Government.

Confirmed CPO- A CPO authorised by the Secretary of State

Office Copies Entries- A document available from the Land Registry which sets out ownership details of a property

Order Map- A map based on the ordnance survey that shows the precise extent of land and buildings subject to CPO.

Statement of Reasons- A factual statement advancing the Council's reasons for making a CPO.

Public Local Inquiry- A set of rules which govern the procedure, conduct and timescales relating to Public Local Inquiries.

Statement of Case- An extended version of the Statement of Reasons.

Proof of Evidence- A detailed presentation of the Council's case for CPO supplied to the Public Local Inquiry by expert witnesses.

Notice of Confirmation- Notice prepared by the Borough's solicitor containing the provision to appeal CPO, once the CPO is confirmed by the Secretary of State

Notice to Treat/ Notice of Entry- A method by which a confirmed CPO is implemented. This method does not give the Council possession and ownership of the property.

General Vesting Declaration- A method by which confirmed CPO is implemented. This method does give the Council possession and ownership of the property

CPO compensation- The purchase price paid by the Council together with Home Loss and Disturbance payments (if applicable) and surveyors and legal costs.

Lands Tribunal- Determines CPO compensation to be paid where agreement cannot be reached between the Council and the dispossessed owner.

Preferred Landlords- private sector landlords who are able to demonstrate good management practices, and who work in partnership with Lambeth Council