

**THE CITY OF BRADFORD METROPOLITAN DISTRICT COUNCIL (2 BULL ROYD AVENUE, BRADFORD,
WEST YORKSHIRE, BD8 0AX) COMPULSORY PURCHASE ORDER 2018**

This inquiry concerned a derelict three-bedroom semi-detached property in Bradford which the Council had been attempting to bring back into use through discussions with the Owner since 2004. It had become a focus of anti-social behaviour and since 2017 had been subject to a Prohibition Order which prevented anyone living at the Property.

The elderly owner of the Property claimed that the Property was still occupied by him as his possessions were still there including furniture, clothing and books.

However, the Inspector favoured the Council's position that the state the Property was in meant it could not be considered to be capable of occupation. Furthermore, the state of the possessions stored there (which had been seriously damaged by fire and damp) made them no longer useable or in some cases accessible.

Overall the Inspector concluded that the Council's track record of bringing derelict buildings back into use, in the context of the wider housing need of Bradford, constituted a compelling case in the public interest for the Order to be confirmed.

Piers Riley- Smith was instructed by Shereen Sheikh, Bradford MDC and called Frances North (Environmental Health) and Yusuf Karolia (Housing).

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