

Strategic Director – Place

DECISION SHEET (for no spending, revenue spending or capital expenditure of less than £100,000)

SUBJECT: The Old Manor House, Rosebery Road Manningham

PLAN/DRAWING NO: N/A

APPENDICES: N/A

MATTER FOR CONSIDERATION: Approval of use of delegated Compulsory Purchase Powers

RESOLUTION

I, Jason Longhurst, Interim Strategic Director – Place, to the City of Bradford Metropolitan District Council, pursuant to Article 14.20 of the Constitution hereby resolve: -

- i) To authorise the use of compulsory purchase powers to acquire 23 Rosebery Road and relevant adjacent land to ensure the proper preservation of the Grade II listed building in line with the resolutions of Executive held on 7 July 2020.

Dated this: 9th day of December 2020

Signed 

On behalf of Jason Longhurst, Interim Strategic Director – Place

A handwritten signature in black ink that reads "Alex Ross-Shaw". The signature is written in a cursive, slightly slanted style.

Signed

Councillor Ross-Shaw, Portfolio Holder – Regeneration, Planning and Transport

APPENDIX

BACKGROUND INFORMATION:

PROGRAMME:

PROGRAMME YEAR:

PROGRAMME PREVIOUSLY APPROVED ON:

LOCATION: The Old Manor House, Rosebery Rd

PROJECT NO:

ISSUE: Preservation of listed building at risk

PROPOSAL: Authorise the use of compulsory purchase powers to acquire 23 Rosebery Road and relevant adjacent land to ensure the proper preservation of the Grade II listed building in line with the resolutions of Executive held on 7 July 2020.

DRAWING NO: (attached): N/A

SUPPORTING INFORMATION: On 7th July 2020 the Executive resolved to delegate powers to the Assistant Director, Planning Transportation & Highways to authorise Compulsory Purchase under Section 47 Of the Planning (Listed Buildings & Conservation Areas) Act 1990, Section 1 of the Localism Act 2011 and the Acquisition of Land Act 1981.

Since that time both Planning Transportation & Highways and a property consultancy retained by the Department for purposes of property valuation have sought to engage with the owner of 23 Rosebery Road and the owner of the adjacent land to negotiate acquisition of the properties. Planning, Transportation & Highways has also on 15th September 2020 served notice under S.48 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requiring the full repair of 23 Rosebery Road.

Despite multiple letters and attempts by the Council to communicate, with the exception of one email from the family of the owner of 23 Rosebery Road on 6th July, which was followed up seeking ongoing dialogue but elicited no further engagement, there has been no response. It is now concluded that all reasonable attempts have been made to seek acquisition by agreement and that, with no alternative options remaining, the use of

compulsory purchase powers to secure the proper preservation of the listed building, are required. In line with resolution 2 of Executive it is proposed to initiate CPO process.

REPRESENTATIONS:

OTHER CONSIDERATIONS:

DETAILED ESTIMATE: Compensation for both parcels has been estimated at a total of between £49,000 and £80,000 however this does not include professional fees and legal costs for the CPO process.

It has not yet been determined if the Council will be undertaking repairs to the building or if this responsibility will be passed to a subsequent owner or leaseholder. Historic England have indicated interest in receiving a grant application to assist with costs for the Council to prepare a scheme for repair and to undertake this. The financial support could be payable up front once an application is approved and match funding is demonstrated.