

Report of the Strategic Director Place to the meeting of Executive to be held on 7th July 2020

BX

Subject:

The preservation of The Old Manor House, No 23 Rosebery Road, Manningham, Bradford

Summary statement:

This report will update the Executive on the background, actions taken to date, and options to secure the long term preservation of this Grade II listed building.

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**Portfolio: REGENERATION, PLANNING AND
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Overview & Scrutiny Area:
Regeneration & Environment

1. SUMMARY

- 1.1 This Report is to inform the Executive on the circumstances relating to a Grade II listed building at No 23 Rosebery Road, Manningham, known as “The Old Manor House” (see location plan in Appendix 1). The property is a listed building at risk which is of significant concern to both local residents and heritage professionals. Following protracted involvement and attempts to encourage the owner to maintain the building, the Council has used legal powers for the urgent protection of the building.
- 1.2 This Report now considers the options available for the permanent proper preservation of the listed building, which include the possible use of Compulsory Purchase Order (CPO) powers to acquire the building and adjacent land to ensure future restoration. Amongst recommendations, this Report is seeking Executive approval to the making of a CPO in principle and to delegate the final decision on whether to make a CPO to acquire the building, depending on whether the building owner responds to one last attempt by the Council in serving a Repairs Notice to take sufficient action to repair the building within a reasonable timeframe and in the absence of being able to acquire the building through voluntary negotiation. .

2. BACKGROUND

- 2.1 The building is a Grade II listed heritage asset and has been used previously for residential purposes but is now empty and derelict and continues to decay. It is a 2 storey building with origins as a timber framed T-plan house of the 16th century. In the 17th century it was re-modelled and clad in coursed stone, whilst in the 19th century the building was truncated by a road widening scheme, leaving a smaller dwelling. Significant parts of the timber framing survive within the building, and analysis and dating of these illustrates the evolution of the house and its historic importance.
- 2.2 It is the oldest building in Manningham by some margin and constitutes the origins of the pre-Victorian village of Manningham, which developed around the nearby St Paul’s Church. The building was previously occupied as a dwelling until around 2000 but has stood empty since.
- 2.3 Externally the building is derelict, with no doors and windows, mostly lacking any effective roof covering and with resultant structural damage to the timber roof members and rubble filled stone walls from prolonged water ingress. Some of the historic timbers are affected by rot and are collapsing as a result. Internally, the building has been stripped to a shell and has suffered through poor and abortive alteration works, leaving the building partly filled with debris, lacking any floors or wall finishes, displaying accelerating structural issues and is devoid of any services or facilities. The building is uninhabitable and visually is detrimental to the surrounding and established residential area. The building has attracted recurring issues of fly tipping and anti-social behaviour, which is also detrimental to the locality. The historic significance of this highly important listed building is gravely threatened by continued loss of fabric or catastrophic incident.
- 2.4 Historic England recognises the importance of the Building and have been gravely concerned over the condition of the building for several years. They have confirmed that the building is a rare surviving building of its type and a key building in the St

Pauls Conservation Area and believe the building is too important to be threatened with loss.

- 2.5 Council Officers have monitored activity in relation to the building ever since works were undertaken without consent during 2000. By 2004 after a change of owner, the condition of the building had deteriorated to such a degree, including loss of a large section of roofing slate, to merit service of an Urgent Works Notice under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Works to make the property secure and weather tight were undertaken to comply with the Notice.
- 2.6 The present owner took ownership in September 2004. Since then, the condition of the building has deteriorated steadily. In July 2006, listed building permission for the renovation of the building was approved, but despite meetings with builders and assurances from the owner, no meaningful work occurred. By March 2008, the condition of the building was such that a Repairs Notice requiring the full renovation of the building was served on the owner. Some inadequate works did take place but were wholly insufficient to protect the building. Throughout 2008 and 2009 the owner and his solicitors failed to honour promises and undertakings to carry out necessary works and persistently delayed and procrastinated discussions. As a result, a formal warning was given in October 2009 to the owner of the Council's intention to consider compulsory purchase proceedings but to no avail and the building continued to deteriorate.
- 2.7 In August 2010 an approach was received from a new party who stated they were interested in developing the building and who in March 2011 secured listed building and planning consents for the renovation and extension of the building. Activity on the building site commenced in Summer 2011 with underpinning, construction of the shell of the extension and some structural works taking place sporadically until the end of 2012. Works then stopped and the party who initiated these disclosed that they were not the owner, but was purely acting to help the established owner avoid legal action by the Council. Moreover, work had ceased as the two parties had fallen out over payments and the dispute was ultimately taken through the Courts.
- 2.8 Since 2012, no further work has taken place and the building has continued to deteriorate. Invasive vegetation has taken hold in wall tops and has resulted in destabilisation of stonework. The lack of effective roof covering has resulted in major historic timbers being affected by rot and collapsing as a result. The building is now in a precarious state with the roof structure threatened by major failure. The owner has been reluctant to cooperate with the Council, despite all repeated attempts to seek action and open negotiations.
- 2.9 In 2015 the Council re-issued the Repairs Notice of 2008. There was no response to this. During 2017 and 2018, Council Officers and Historic England explored options for solutions to the building, including whether the Bradford Building Preservation Trust could assist. However, the scale of the work required to renovate the building would be challenging for the Trust and no action was taken.
- 2.10 At the end of 2018, the Council concluded that in light of the lack of cooperation and declining condition of the building, formal action was required. Warning letters informing of potential service of an Urgent Works Notice under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 were issued. A

representative of the owner was cooperative in allowing access to the inside of the building to inspect its condition. A meeting with this same representative took place on 20th December 2018 to seek understanding of intentions for the building and to state the Council's position. Following the meeting, the Council requested that it wished to be appraised promptly of how the building was to be safeguarded by the owner.

- 2.11 However despite reminders, the owner did not offer any response. The Council successfully applied to Historic England for support in the form of a loan towards the cost of default works in respect of the Urgent Works Notice.
- 2.12 The Urgent Works Notice was served on 30th September 2019. Three weeks were allowed for compliance with the schedule of works required. The owner refused to accept the Notice when sent by Royal Mail and it was thus delivered by hand. No response was received and no works to comply with the Notice were undertaken.
- 2.13 After some delays due to weather conditions and site safety concerns and having allowed well beyond the specified time for compliance, the Council commenced default work on site in January 2020. Weakened and unsafe structural timbers within the building have been supported by props, waste, rubbish and undergrowth has been removed from the exterior and site, improving the appearance and windows and doors have been boarded for security and improved safety. The site perimeter has been protected with temporary fencing to provide security and prevent fly-tipping. The primary impact however has been the construction of a scaffold structure to support a temporary roof over the parts of the building which were not watertight. This became necessary as it was established that the roof structure was insufficiently safe to support the temporary covering required by the Notice and hence an independent self-supporting structure was designed and constructed. The structure is clad with corrugated metal sheeting to maximise exclusion of rainwater and for security. These works were commissioned by the Council's Direct Works Team. The scaffold has been acquired by the Council to avoid hire costs and will be subject to periodic routine safety checks.
- 2.14 The default works are complete and the building should now be able to gradually dry out. It is hoped that continuing deterioration will have been arrested. The costs have only slightly exceeded the value of the grant secured from Historic England. The Council will now endeavour to recover its costs from the owner under the provisions of the Listed Building Act and if successful, the grant will be repaid.

3. OTHER CONSIDERATIONS

- 3.1 Whilst it is hoped that the completed urgent works will arrest the decay of the building, this is not a permanent solution. For the building to have a secure future, an assured use and full renovation are required. Whilst there is no obligation in law for an owner to maintain or use a listed building, the powers of the Planning (Listed Buildings and Conservation Areas) Act 1990 exist to protect listed buildings from neglect or the threat of loss. The Council now needs to consider the options available if it wishes to ensure the proper preservation of this statutorily protected building.

3.2 The Council has attempted to engage with the owner of the building but without success since 2004. In the second half of 2019 and early 2020 attempts were made to negotiate with the owner to facilitate acquisition by agreement. However the owner failed to respond to any contact and has sealed up his domestic letter box, preventing conventional correspondence by post.

3.3 The options available having served an Urgent Works Notice are limited.

- Do nothing. The scaffold protection would remain but routine inspections will result in an on-going liability and cost to the Council. This is not a permanent solution and does not protect all of the building. The building remains vulnerable to decay, criminal activity and as a blight on the locality. Ultimately the building would continue to deteriorate and would be lost.
- Negotiate solutions with the owner. Experience over 15 years has demonstrated a lack of intent to cooperate and has resulted in the decline of the building with resultant adverse effect on heritage significance and the amenity of the locality.
- The Council can serve a Repairs Notice on the owner under the powers of Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This would require full renovation of the building to habitable condition. A similar Notice was served in 2015 and was ignored. There is no provision for default works subsequent to a Repairs Notice. The Notice serves as a statement of intent to the owner of the local authority's intention to pursue compulsory acquisition. If the owner fails to comply with the terms of the Notice, the Council should progress compulsory acquisition to uphold its credibility and ensure the proper preservation of the listed building.
- The Council applies to the Secretary of State for Digital, Culture, Media and Sport for permission to compulsorily acquire the building and any land required for the preservation of the building and/or its amenities.

3.4 In order to ensure the future survival of this significant Grade II listed building, it is proposed the Council uses its CPO powers to acquire the building, which will guarantee its renovation and re-use, should the Council continue to be unable to acquire the building by voluntary negotiation.

3.5 The Council's Solicitor has confirmed that the Council has the necessary legal powers to initiate a CPO to enable preservation of the building, subject to the necessary criteria being met and these are detailed below:

- The CPO is a "last resort" if it can be demonstrated that there is little or no prospect of the proper preservation of the listed building by agreement;
- Sufficient funding to meet compensation is available;
- There are no planning obstacles;

- The renovation of the building is economically viable and there are, or are likely to be sufficient resources available to enable the scheme of renovation to be implemented and completed within a reasonable timeframe.
 - That the Council in undertaking negotiations and promoting a CPO has complied with its statutory obligations under human rights and public sector equality legislation; and
 - That the purpose of the CPO is in the public interest.
- 3.6 If the recommendations set out in paragraph 10 of this Report are supported, it would be proposed to acquire both the building and an area of adjoining garden land which was sold by the current owner of the building into separate ownership in 2016. This land previously formed and was used as the garden to the building and without it, the building is land-locked. The garden land would be required to afford amenity to the building, to maximise opportunities for its renovation and re-use and for its proper management.
- 3.7 The Council is aware of interest in the building from a local education Trust who would intend to use it as a hub for supporting their activities. This and any other third party interest in the building would be carefully considered in determining the future uses of the building, although in the absence of any third party involvement, the Council, has the means and resources to carry out and complete the necessary repairs.

4. FINANCIAL & RESOURCE APPRAISAL

- 4.1 The recommendations set out in paragraph 10 of this Report have financial, risk and resource implications. Further detailed financial analysis can be found in the **Appendix 2** which is exempt for legal reasons as outlined in section 6 of this Report.
- 4.2 Professional valuations have been obtained in May 2020, applying the Compensation Code relevant to Compulsory Purchase matters. The compensation payable for acquisition of the building and garden land would be found from a combination of existing Service finances and from the Blight Site Fund which has been set up by the Council for environmental enforcement on problem sites and buildings.
- 4.3 If the recommendations in Section 10 of this Report are supported, and the building became the property of the Council, the restoration and full repair of the building would ensue. This has been estimated at between £250,000 and £300,000 having regard for the specialist skills and materials which would be applicable to a historic building of this nature and condition. Whilst all options for the assured and most cost effective restoration of the building would be thoroughly examined, to minimise impact on the Council's resources, the repairs costs would be found through the Blight Site Fund . The Environmental Enforcement Board which oversees the Fund has prioritised this scheme, should it be required.
- 4.4 The preparation of all necessary Notices, correspondence and documentation

relevant to progression of Compulsory Purchase, if supported, can be resourced within the Department of Place with support as necessary from Legal Services.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

- 5.1 The Bradford District has a very high number of statutorily listed buildings, some 5800 individual buildings and structures. This demonstrates the wealth of heritage in the District and the crucial contribution it makes to the identity of the District. Fortunately relatively few of these buildings are at risk. A comprehensive survey has not been undertaken for a few years but Council Officers are aware of most of the issues. Whilst there are examples of inadequate maintenance on listed buildings, fortunately few are wholly derelict like The Old Manor House.
- 5.2 Council Officers use their professional knowledge and experience as well as vital input from Members, amenity groups and the public to maintain awareness of issues of concern in respect of listed buildings. The number of listed buildings at risk has gradually reduced over recent years due to positive developments and economic influences. A small number of sites and buildings remain as long term problems however.
- 5.3 The Old Manor House first became of concern in 2000, and was deteriorating sufficiently by 2004 to cause the service of the first Urgent Works Notice. The building has not been occupied, properly or fully repaired since that time. It is thus one of the most long term buildings at risk anywhere in the District. Despite sustained involvement from Officers the owner has failed to resolve the issues. The Council has previously avoided the final resort of Compulsory Purchase, and has refrained from formal action when repairs or progress has been promised, to no avail.
- 5.4 The protracted and unsuccessful efforts of Officers to secure repairs by agreement now inform the conclusion that the owner cannot be relied upon to attend to the necessary repair of the building. In the last resort it is concluded that to have control over the survival of the building, the Council needs to take ownership.
- 5.5 If the recommendations in Section 10 of this Report are supported, and the building became the property of the Council, Officers of the Department of Place would commission the necessary professional reports required to inform the repair of the building, the necessary Planning permissions, and commission works for the full repair of the building to enable its sustainable re-use.

6. LEGAL APPRAISAL

- 6.1 **Compulsory Purchase Power** - This Report considers the consequences and justification of proceeding to authorise the use of compulsory purchase powers to enable the proper preservation of a building statutorily protected with Grade II listing. In deciding on the most appropriate power to use to enable a CPO to be made, regard must be had to the use of the specific power available for the purposes intended. As the proposed scheme involves the protection of a listed building, it is proposed to rely on the use of powers under Section 47:Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.2 **Compulsory Purchase Guidance** - In consideration of the potential use of

compulsory purchase powers to support voluntary negotiations to acquire the building and the adjoining garden land necessary, reliance has been placed on Government guidance entitled “Guidance on Compulsory Purchase Process and The Crichel Down Rules for the disposal of surplus land acquired by, or under the threat of compulsion” published in July 2019. Weight must be given to the Guidance to ensure that the proper compulsory procedures are followed, that the process is open and transparent and that nobody with a purported interest in the building and its renovation is prejudiced.

6.3 The rights of the individual – An important part of the compulsory purchase process is the need to ensure that the rights of the individual are recognised and taken into account by complying with the following human and equality rights.

6.3.1 Human Rights

Section 6: Human Rights Act 1998 prohibits public authorities from acting in a way that is incompatible with the “European Convention on Human Rights”. Various Convention rights are likely to be relevant to the Compulsory Purchase Order, including –

6.3.1.1 Entitlement to a fair and public hearing in the determination of a person's civil and political rights (Convention Article 6) - this includes property rights and can include opportunities to be heard in the consultation process.

6.3.1.2 Rights to respect for private and family life and home (Convention Article 8) - Such rights may be restricted if the infringement is legitimate and fair and proportionate in the public interest.

6.3.1.3 Peaceful enjoyment of possessions (First Protocol Article 1) - This right includes the right to peaceful enjoyment of property and is subject to the Council's right to enforce such laws as it deems necessary to control the use of property in accordance with the general interest.

6.3.1.4 Right to life - in respect of which the likely health impacts of the proposals will need to be taken into account in evaluating the scheme (Convention Article 2). - The European Court has recognised that "*regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole*". Both public and private interests are to be taken into account in the exercise of the Council's compulsory purchase powers and duties as a local planning authority. Any interference with a Convention right must be necessary and proportionate. If compulsory purchase powers are required, Council officers are of the view that in pursuing a CPO, careful consideration has been given to the balance to be struck between individual rights and the wider public interest. Any interference with Convention rights is considered to be justified in order to secure the proper preservation of the listed building. Appropriate compensation will be available to those entitled to claim it under the relevant provisions of the compulsory purchase national compensation code.

6.3.2 Council officers therefore believe that the preservation of the listed building is in the

public interest and that this outweighs any harm that may be caused by the use of compulsory purchase powers to acquire and interfere with third party land and rights needed for the scheme of renovation. That any interference with any human rights protected by the Human Rights Act 1998 and the “European Convention on Human Rights” is considered to be justifiable in order to secure the public benefits that the scheme will bring to the community and wider area.”

6.4 Public Sector Equality Statement

6.4.1 In addition to the human rights legislation and requirements, Council Officers in formulating and promoting a CPO have so far and at this stage, also had regard to the Council’s statutory duties and obligations under the Equality Act 2010 and in particular, to the Council’s obligations under Sections 149 and 150 of the said Act, by taking into account the differential impact a CPO might have on various groups of persons with protected characteristics. As a result, Council Officers are satisfied that no negative impact upon any protected social groups has been identified.

6.5 Compulsory Purchase Order – Justification

6.5.1 As this is the first time that the Executive has been invited to consider the making of a CPO in respect of this building, , the Executive must be satisfied prior to authorising the making of a CPO that there is sufficient justification to make a CPO and to demonstrate that the Council has exercised due diligence and probity and has been open and transparent in formulating its scheme proposals and in attempting to contact and negotiate with interested parties to acquire the building and adjoining garden land needed.

6.5.2 Of paramount importance is for the Council to be satisfied that the following requirements have or are reasonably likely to be met, prior to a decision being taken to make a CPO -

6.5.2.1 That it is apparent from negotiations already undertaken, that there is little or no prospect of the building and land needed being acquired by voluntary means;

6.5.2.2 That sufficient funding is or is likely to be available;

6.5.2.3 That there are no planning obstacles;

6.5.2.4 That the scheme is economically viable (i.e funding of the scheme represents “value for money”);

6.5.2.5 That there are sufficient resources available to implement and complete the scheme within a reasonable timeframe;

6.5.2.6 That the scheme will contribute to achieve the object of either promoting or improving economic, social or environmental well-being in the locality of the scheme and wider community;

6.5.2.7 That the compulsory purchase process is open and transparent;

6.5.2.8 That due regard has and is being given during the compulsory purchase process to the rights of the individuals under human rights and equality impact legislation; and

6.5.2.9 That there is a compelling case for the scheme in the public interest.

6.6 Expert Advice- it is not considered that any external specialised expert advice is needed at this stage of the compulsory purchase process, although it might be necessary to instruct Counsel should a local public Inquiry be held to consider objections if a CPO is made and published.

6.7 Options

6.7.1 If the Council continues to attempt negotiations, further deterioration to the building could occur, with some elements already in a fragile state. Experience over the past 15 years has demonstrated that negotiations are not fruitful, indeed the owner is not cooperative in engaging in any dialogue. It can be concluded that negotiations have broken down completely. The Council can no longer afford to enter into further and possibly abortive negotiations without the threat of being able to use CPO powers to achieve the desired objectives. By making a CPO at this stage, it demonstrates that the Council is serious in its intentions to ensure the preservation of the building with the support of a CPO and which in turn, might encourage the building owner to enter into more meaningful negotiations.

6.7.2 In essence –

6.7.2.1 The Council can either delegate the use of CPO in accordance with the recommendations below whilst continuing to explore whether the building and adjoining garden land can be acquired by voluntary means and if not, to use compulsory purchase powers as a last resort or

6.7.2.2 Not authorise a CPO to be made to acquire the building and adjoining garden land and instead to continue to rely on voluntary negotiations, notwithstanding that there is at present, little indication of the building being able to be acquired by agreement and as a result the Executive is strongly invited to authorise a CPO to be made in accordance with the recommendations below.

7. OTHER IMPLICATIONS

7.1 Referred to in paragraph 6 above.

7.2 SUSTAINABILITY IMPLICATIONS

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

The re-use and restoration of the building would uphold the principles of sustainability in preserving the fabric of an existing building and putting it to a new and sustainable use. This would retain the embodied carbon already contained within the fabric of the building, resulting in refurbishment being less environmentally detrimental than construction of a comparable new building. As the

building would be comprehensively restored the design could incorporate all appropriate measures to reduce demands for energy and to ensure efficiency.

7.4 COMMUNITY SAFETY IMPLICATIONS

The site is currently secure with perimeter fencing and hoardings to the temporary scaffolding. This will be kept under review and the condition of the site and building monitored.

7.5 HUMAN RIGHTS ACT

Referred to in paragraph 6 above.

7.6 TRADE UNION

N/A

7.7 WARD IMPLICATIONS

A briefing note has been circulated to Manningham Ward Members to make them aware of the proposals.

7.8 AREA COMMITTEE ACTION PLAN IMPLICATIONS

N/A

8. NOT FOR PUBLICATION DOCUMENTS

8.1 In view of the financial content of **Appendix 2**, is Not for Publication and is exempt from disclosure in accordance with paragraph 3 of schedule 12a (financial or business affairs) of the Local Government Act 1972. It is considered that in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information

8.2 The rationale behind this decision is based upon the fact that the Report includes:

Details relating to the potential compensation payable to purchase the building and the adjoining garden land could undermine the Council's position when seeking authority to rely on the use of compulsory purchase powers. The Council has been unable to directly inform the building owner that the Council may pursue the use of compulsory purchase powers, due to the owner of the building refusing to accept correspondence. It would not be appropriate for the owner to become aware of our intentions indirectly.

9. OPTIONS

Set out in section 6 above.

10. RECOMMENDATIONS

That the Executive approves the following recommendations -

- 10.1 That the Executive is satisfied that the preservation of the Grade II listed building situate and known as “The Old Manor House”, No 23 Rosebery Road., Manningham, Bradford is in the public interest and that any harm caused by the use of compulsory purchase powers to acquire the building and adjoining garden land is outweighed by the public benefits of taking such action, having also taken into account at this stage, the Council’s statutory obligations under human rights and public sector equality legislation in relation to the differential impact a Compulsory Purchase Order might have on various groups of persons with protected different characteristics;
- 10.2 To delegate to the Assistant Director, Planning, Transportation & Highways power to authorise a CPO to be made pursuant to Section 47:Planning (Listed Buildings and Conservation Areas) Act 1990, Section 1 of the Localism Act 2011 and the Acquisition of Land Act 1981 and all other relevant and enabling powers, if there is no alternative other than to resort to the use of compulsory purchase powers to secure the compulsory acquisition of the building and adjoining garden land shown edged red on the plan appended hereto and which land is needed to facilitate and enable the proper preservation and future maintenance and management of the Grade II listed building.
- 10.3 To further delegate to the Assistant Director, Planning, Transportation & Highways the authority to -
 - 10.3.1 make, if necessary, minor or technical amendments to the Compulsory Purchase Order;
 - 10.3.2 modify and settle the draft “Statement” to justify the use of compulsory purchase powers, the Compulsory Purchase Order Map and Schedule and all other legal documentation necessary to support and accompany the Compulsory Purchase Order to the Secretary of State for Digital, Culture, Media & Sport and for confirmation;
 - 10.3.3 approve agreements with the owners of the listed building and the adjoining garden land setting out the terms for withdrawal of any objections to the Compulsory Purchase Order, including where appropriate, seeking exclusion of any land from the Compulsory Purchase Order;
 - 10.3.4 confirm the Compulsory Purchase Order, if satisfied that it is appropriate to do so, in the event that the Secretary of State for Digital, Culture, Media & Sport notifies the Council that the Council has been given the power to confirm the Compulsory Purchase Order;
 - 10.3.5 promote any modifications to the Compulsory Purchase Order, if expedient to do so;
 - 10.3.6 take all and any necessary action to promote the Compulsory Purchase Order, as the case may be to continue or open negotiations with persons for the acquisition of the building and the adjoining garden land included

in the Compulsory Purchase Order and any other land needed for the preservation of the building and to authorise the acquisition by agreement of the building and the adjoining garden land where the use of compulsory purchase powers is in contemplation and to approve the purchase price, advance payments and all compensation payments;

- 10.3.7 take all necessary steps in relation to any statutory blight proceedings instituted against the Council for the acquisition of land claimed to be blighted by the threat or presence of the Compulsory Purchase Order;
 - 10.3.8 take all necessary action, should the quantum of compensation flowing from the threat or use of compulsory purchase powers be in dispute and be referred to the Upper Tribunal (Lands Chamber) or other form of arbitration; and
 - 10.3.9 to take and do all things necessary or incidental to the implementation of the above resolutions.
11. That all land acquired for the preservation of the listed building be held for planning purposes.

11. APPENDICES

- 1. Location Plan for The Old Manor House, No 23 Rosebery Road, Manningham, Bradford
- 2: Financial implications of Compulsory Purchase. Not for publication

12. BACKGROUND DOCUMENTS

None