

2009 - 2010

Denbighshire County Council

# Enforcement Activities in the Environment Directorate

## Introduction

Our quality of life is affected by the area we live in, and how those who live or visit here behave. The environment has a real impact on our lives and the local authority has a key role ensuring that where we live is safe, clean and tidy.

There are teams within the Environment Directorate who work hard to ensure that we live in a safer community. Our environment will only be safe if we educate and, when necessary, regulate and enforce those who adversely affect the quality of life of our communities. We regulate functions from waste management to food safety, from noise pollution to trading standards, from housing enforcement to animal welfare, planning and licensing.



*Iwan Prys Jones*

We recognise that these aims cannot be achieved alone and we work closely with partner organisations, such as the Police and the Fire Authority.

The information provided in this report is a snapshot of some of our enforcement work over the year 2009/2010 and we will continue to work towards making Denbighshire one of the safest places in the UK.



Example of fly tipping we have to clear



Poor living conditions found in some private housing



Poor hygiene standards found in some food premises

During the year ...

- We dealt with 725 reported incidents of fly tipping
- We inspected 203 private properties in poor conditions
- We inspected 395 food related premises

**Contact:**

*Iwan Prys Jones*  
Corporate Director Environment  
Denbighshire County Council  
County Hall, Ruthin, LL15 1YN  
☎ 01824 712500  
✉ [iwan.prys-jones@denbighshire.gov.uk](mailto:iwan.prys-jones@denbighshire.gov.uk)



**For Braille, large print or tape version of this booklet—  
call free on 0800 243980**

The **Animal Health and Licensing team** is responsible for the statutory function of the enforcement of legislation in relation to animal welfare, disease control, movement and traceability of animals. The legislation we enforce relates to livestock generally and companion (pet) animals where they relate to a business activity. Wild animals are not within the remit of the section, unless they are captive.

- We visited over 100 farms as part of a routine programme to assess compliance with relevant regulations.
- 200 routine visits were made to the local livestock markets at Ruthin, St. Asaph and Corwen. Our enforcement responsibilities at markets include animal welfare (are they fit), identification (are they tagged properly and have relevant documentation), disease control (cleanliness / disinfection measures), movement control ("standstill" requirements) and we also check that transport regulations are met. Almost 2,000 vehicles were subjected to checks last year.
- Standstill requirements mean, in general, that farmers are unable to move stock off their farms for 6 days following a movement of stock onto their farms. Over 1,200 premises were highlighted as possibly in breach of this requirement and subjected to investigation; just over 6% were found to be non-compliant.
- We are tasked with recording the movement of all sheep, goats, pigs and deer into Denbighshire and we recorded information on around 27,000 movements. 99% were entered within 3 days of receipt.
- Having taken over the responsibility for licensing of animal establishments all 34 licensed premises have been visited and a full animal welfare assessment completed at each premises.
- Over the year 150 oral warnings, 62 written warnings, 56 other Notices and 10 Improvement Notices for animal welfare were recorded.

---

### Case Study:

A joint visit with a vet to a pet shop revealed a number of areas for concern in relation to the keeping of reptiles. Whilst the animals at the shop were in good condition there was concern for the way some of the reptiles were being kept – primarily in relation to the location of the reptiles to their heat / light source and the fact that this source was not covered, potentially causing injury / burns if contact is made. This was of sufficient concern to issue Improvement Notices on the owner giving him a time frame to rectify these issues. The owner has now complied with this Notice.

---



The **Community Safety** team works closely with other partners to reduce crime and disorder. The Community Safety Partnership is about effectively tackling crime and disorder, anti social behaviour and any other behaviour adversely affecting the environment

The Community Safety Enforcement Team is a new concept, of multi agency working that works together as single unit to tackle those matters that matter most to our communities.

Community Safety Enforcement has responsibility for responding to complaints about::

- **Anti Social Behaviour**
- **Licensed Activity**
- **Environment Crime**
- **Smoke Free Places**
- **Hackney Carriages & Private Hire Vehicles**

It is also the team with responsibility for ensuring that the authority fulfils it's obligations towards tackling the 'local priorities' as identified by the Community Safety Partnership, which are:

- **Alcohol Related Crime**
- **Alcohol Related Anti Social Behaviour**
- **Anti Social Behaviour and other behaviour adversely affecting the Environment**
- **Environment Crime** (*dog fouling, littering, noise nuisance, nuisance parking, graffiti and defacement, unlawful signs and fly posting*)

**Dog fouling:** this continues to be an issue of concern right across the county. Over the year there was an increase in the number of fixed penalties issued from 31 in the previous year to 45 in 2009/10.

**Multi agency visits to licensed premises:** drunkenness and leaving premises with bottles and glasses were a significant cause of damage in our town centres. Reducing drunkenness and increased supervision from pub operators, door staff and CCTV followed.

**Test purchasing:** denying young people access to alcohol has affected their behaviour. There was a strong link between juvenile crime and alcohol, especially criminal damage.

**Dispersal Areas:** a valuable tool in reducing anti social behaviour and unsupervised street drinking. Especially in Rhyl, and the promenade and Morley Road Memorial Gardens have had such measures put in place and seen a reduction in anti social behaviour since.

**Environmental Clean up:** graffiti and fly tipping left can actually attract similar behaviour. Working closely with the Community Payback Team means a prompt and timely response.

**Littering is still prevalent** across the county. Over the year there was an increase in the number of fixed penalties issued from 19 in the previous year to 45 in 2009/10.



The **CCTV** team is responsible for monitoring the Public Space Surveillance Cameras located within the town centre of Rhyl, Rhuddlan and Prestatyn. The CCTV Department operates 24 hours a day every day of the year, with the primary aim of assisting the Police to reduce crime and disorder, whilst helping improve community safety and reducing environmental crime.



CCTV aims to reduce potential fear of crime and help improve our towns by assisting with a wide range of initiatives. Operating since 1996 the Rhyl CCTV Control Room provides the team with state of the art monitoring, investigation and control facilities. The CCTV system is comprised of 74 fully controllable cameras with 54 located in Rhyl, 16 in Prestatyn and 4 in Rhuddlan town centres. In addition, there will be four extra cameras installed in 2010.

The system enables the team to monitor 4 cameras in 'automatic number plate recognition' mode, allowing the instant and accurate detection of vehicle number plates entering and leaving Rhyl and Prestatyn to be streamed directly to North Wales Police. This partnership allows the police to be alerted in real-time to

potential disqualified drivers and suspect vehicles which may be of interest to North Wales Police as well as vehicles without valid insurance, road tax and MOT test certificates.

As well as working closely with North Wales Police and British Transport Police, the CCTV Control Room also has regular contact with the Fire and Ambulance Services. We operate as Denbighshire's Out of Hours Emergency Call Centre, assisting Denbighshire's residents in issues such as council housing maintenance, highways and traffic matters whilst being first point of contact for the Emergency Planning Unit, Operation Trident Coastal Response and building key-holders.

## Case Studies

- Three offenders were identified as being responsible for allowing persistent dog fouling on Ffordd Las Playing Fields, Rhyl. They were each issued £75 fixed penalty notices and have all since been seen picking up after their dogs.
- Four persons were arrested thanks to CCTV, following a house burglary in Victoria Rd Rhyl. After CCTV reviewed nearby camera footage and reported descriptions / direction of travel of four suspects to the Police helicopter and dog handler, the helicopter subsequently found them hiding by the Brickfield Pond and they were arrested. A quantity of suspected drugs was also found.
- Two teenagers who took part in a gang attack on another man on Rhyl promenade were jailed for Affray. Magistrates in Prestatyn heard that the victim suffered 22 injuries in the incident, which was captured on CCTV.

- CCTV staff received thanks from CID for evidencing a serious assault on the junction of Brighton Road and Bath Street. CID said "Rhyl Town CCTV did a fantastic job and the footage was A1." Both offenders remanded in custody.

*Three CCTV Officers received Commendations from North Wales Police for the quality of their work in evidencing a manslaughter which took place outside licensed premises.*



*A website poll conducted by Denbighshire in February 2009 confirmed that of the 1220 people who responded 87% said they felt CCTV made them feel safer.*

The **Environmental Services** team (Environmental Crime Unit) is responsible for the investigation of fly tipping offences, breaches of trade waste regulations and removal of abandoned vehicles. The department acts as agents for the DVLA in respect of the removal of untaxed vehicles from the Highway. The team also takes action against owners of vehicles who advertise them for sale on the Highway.

- We dealt with 725 reported incidents of fly tipping over the year
- We issued 339 warning or advisory letters to households and businesses who failed to comply with waste regulations
- We carried out seven successful prosecutions and issued 17 formal Cautions
- In addition to the above we issued 10 Fixed Penalty Notices for a range of waste and littering offences
- We also carried out recycling talks to six schools in the County
- We have continued to support Trading Standards vehicle stop check activities throughout the year ensuring that waste is carried in accordance with a Waste Carriers License

### Case Study 1:

A Denbighshire resident dismantled a shed and paid a relative to take the shed contents to the Civic Amenity Site.

The contents consisted of a television, suitcase and numerous boxes and bags.

Environmental Crime Officers discovered the rubbish on private land in the Rhuddlan area and were able to trace the rubbish to its source.

The fly tipper appeared at Denbigh Magistrates Court and was fined a total of £265 and ordered to pay £243 compensation to the land owner.



### Case Study 2:

A builder renovating a house in Wrexham was approached by a 'man with a van' who offered to take rubbish from the premises the builder was working on and dispose of it.

The builder paid the man £360 to take the rubbish but failed to check that the man was registered to carry waste.

The waste was later found on farmland in Denbighshire and traced back to the builder.

The builder was fined £650 at Denbigh Magistrates Court for failing in his Duty of Care to ensure that his waste was passed to an authorised person. He also faced a hefty bill for the clean up of the land.



The **Food Safety and Health and Safety** team aims to ensure that all food produced, imported or distributed in Denbighshire is safe to eat and complies with food safety legislation. This will be achieved through inspection, education, training, provision of appropriate advice, enforcement and the investigation of complaints. We will also aim to ensure that all workers and visitors to workplaces enforced by the Local Authority are protected against factors affecting their health, safety and welfare.

## Food Safety

- We inspected 100% of all high risk food premises that were due a routine inspection during 2009/10. This was a total of 395 inspections.
- We took 89 samples of food from food businesses in the county as part of our annual sampling programme. These samples were sent for microbiological analysis and we found that 80% of the samples complied with national standards.
- We continued with our targeted enforcement work against poorly performing food businesses. We served 36 improvement notices on non-compliant food businesses in the county and sent 301 warning letters following inspections.
- We dealt with 4 voluntary closures of food businesses in the county due to unacceptable standards being found and 1 food business was prosecuted for a range of food hygiene offences including non-compliance with improvement notices.
- We ran a free food safety seminar for butchers in both Denbighshire and Conwy. This was very well received and was well attended.

## Health & Safety

- The team inspected 100% of high risk workplaces that were due an inspection during 2009/10.
- We completed an inspection programme which included inspections of residential care homes, night time economy premises to ensure that workplace violence risks are managed, catering premises to ensure that slips risks are managed well and also sent information to all our sunbed tanning salons on good practice within the industry to prevent excessive exposure to harmful UV rays.
- We continued our enforcement work by serving a total of 28 Improvement Notices on poorly managed workplaces and also serving 6 immediate prohibition notices, which stopped dangerous working practices from continuing.



## Case Study:

The owner of a fish and chip shop was ordered to pay £4,002 in fines and costs after pleading guilty to six charges under hygiene regulations.

Kenneth Williams, Ken's Fish & Chip Shop, was fined £350 on each charge – the maximum being £5,000 – and ordered to pay £1,887 costs to the Council and £15 victims' surcharge.

The prosecution related to poor hygiene standards found over a number of months and also failure to comply with improvement notices.

The **Housing Enforcement** team works towards improving housing conditions and ensuring the health and safety of occupiers and visitors within the private rented sector, which include raising standards in houses in multiple occupation.

- We received 140 complaints relating to poor housing conditions and carried out 203 inspections and revisits as a result of the complaints.
- During the year we served 103 Improvement Notices served on properties containing Category 1 Hazard (including Licensed HMOs); 50 Improvement Notices were complied with during the year.
- We prohibited the use of 5 units of accommodation due to serious concern for the health and safety of occupants.
- We sent out 14 informal letters requesting landlords to carry out work.
- 29 Houses in Multiple Occupation (HMOs) are now licensed under the Mandatory Scheme.
- Additional Licensing scheme for other types of HMOs was designated by Cabinet in September 2009. This new scheme covers HMO properties within the town of Rhyl which came into effect on the 1 January 2010 and unless revoked beforehand or extended will cease to have effect on 31st December 2014.

The intervention of the **HMO Multi Agency Team** is likely to have saved the lives of several tenants in a property on West Parade, Rhyl. Following a referral from the local CBM (Community Beat Manager) this property was given a priority for inspection by the multi agency team. The team found the property to be in an appalling condition and in need of enforcement action. It was discovered that the boiler was faulty and may have leaked gas for around 3 months, since it was installed. The gas board were called out and the boiler immediately condemned and gas supply switched off. Fortunately none of the occupants smoked otherwise we may have been looking at several fatalities. We believe the owner has never seen the property let alone know the condition of the premises. Arrangements have now been made by the owner to repair the boiler and reinstate the gas supply following communication from members of the multi agency team.

### Case Study:

In conjunction with Officers from the Housing Enforcement team, North Wales Police secured its first Closure of Premises Order (associated with persistent disorder or nuisance). The closure order, issued on the owners of a HMO property on River Street, Rhyl was issued due to persistent anti social behaviour from the occupants of the property. The closure order prohibited the use of the property for 3 months, the property remained empty since the closure was lifted. This was the first closure order served on a HMO property in Wales. Landlords should actively deal with anti social tenants, and work with other agencies to try and resolve poor behaviour. The success of this operation was only achieved due the close partnership working between the team and North Wales Police.

## Personal Hygiene, Sanitation and Drainage

### Before



Disconnected soil and vent pipe which was spilling out raw sewage into the rear yard of a HMO, also the accumulation of rubbish and furniture in the rear yard, possibly needles. An Emergency Remedial Action notice was served allowing the team to remove all furniture and rubbish. The surrounding area of the soil and vent pipe was sanitised. Soil and vent pipe was repaired and reconnected. Door and window openings were secured by boarding. The landlord was charged for the work carried out.

### After



The **Licensing** team administers and enforces licenses for alcohol, entertainment, gambling, and hot food takeaways, street trading, sex establishments and taxis.

Dealing with complaints about licensed premises and how they are run is an important element of Denbighshire's commitment to reducing harm caused within our communities through the abuse of alcohol, this includes crime, anti social behaviour, and the number of young people who are able to gain access to alcohol.

Officers work in conjunction with Environmental Health Officers in tackling noise at licensed premises.

Together with our colleagues in the Police and Fire Service, Community Safety Officers we (including 'Indy' the drugs search dog) carry out regular multi agency visits to licensed premises throughout the County which concentrates on issues connected with fire safety, drugs and alcohol related crime and disorder.

Enforcement Officers in the licensing team actively support trading standards colleagues with real time intelligence and manpower for under age test purchasing of alcohol premises. 'Operation Punnet' has led to a substantial reduction in alcohol related crime in some parts of the county.

Licensed Premises that fail to achieve a satisfactory of supervision are reviewed by the Licensing Committee. Grounds for a review are if premises fail to engage the objectives of the Licensing Act 2003, namely, Crime and Disorder, Public Safety, Prevention of Public Nuisance, and the Protection of Children from harm.

Over the year more than 20 premises have been reviewed. In many cases lack of staff awareness or training was identified, and this has been addressed by extra conditions on the licences of the premises concerned about staff training



### Case Study:

'Operation Punnet' was a joint operation between the licensing enforcement team and North Wales Police. The operation centered on testing premises procedures for dealing with underage drinkers. In total 27 premises were visited and a total of 78 test purchases undertaken. The young persons used were able to purchase alcohol in some but not all of the premises tested. 18 premises subsequently had

their alcohol licenses reviewed and following the review process 3 premises had their alcohol licenses revoked. It was identified that there had clearly been a lack of training for staff and premises supervisors with regard to the problems surrounding underage drinking. In order to address this issue we provided a training session for premises supervisors and their staff, the event was well attended and well received by the participants.

The **Planning** team formulates policy and guidance and provides advice on development proposals, deals with planning applications, monitors development and takes action against unauthorised development.

We determined 704 planning applications for various types of developments, including small extensions, new dwellings and large major developments; 60% of applications were approved i.e. planning permission was granted.

We investigated 89 cases of 'Breach of Condition' attached to a planning permission.

We received and investigated 750 complaints regarding potential breaches of planning control, 73% of these were dealt with within 12 weeks.

We served 131 enforcement related notices to either seek further information from the contravener or to regularise matters.

## Case Study

### Cerrigllwydion Arms, Llanynys

Planning Enforcement Officers were made aware of community concerns with regard to the deteriorating state of the Cerrigllwydion Arms, following its closure several years ago and subsequent purchase in 2005. Located in the centre of the village of Llanynys, next to the ancient Grade I Listed Church of St Saerans, the empty pub was considered to be a blight on visual amenity. A section 215 Untidy Land Notice was served on the owner, requiring him to carry out certain works to address this breach of planning controls. As a result of lengthy negotiations, the requested works were carried out, which resulted in a considerable improvement to this historic village location'.

#### Before



#### After

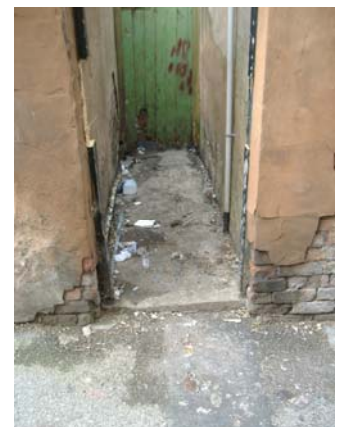


The Local Planning Authority have used their powers under section 215 of the Town and Country Planning Act 1990 to address untidy areas of the County. Officers will investigate where there is a clear impact on the amenity of a neighbourhood from litter, fly tipping and neglected sites and buildings.



They will visit the sites and force those responsible to address the impacts as quickly as possible. In most cases land owners will address the problem swiftly without the need to take formal action. However, in other cases the Council can undertake the tidy up and charge the land owner.

The photographs show a "before and after" situation on the High Street, Prestatyn.



The **Pollution & Public Health** team aims to protect the public from risks to health and nuisance arising from such matters as pest infestations, defective private drainage systems and noise etc. and also the environment from air, land or water pollution. We also monitor private water supplies, swimming pools and bathing water quality. This is achieved by means of investigation, monitoring and enforcement.

- We received 1,792 requests for assistance relating to pests such as rats, mice, fleas, cockroaches, flies, wasps, and bedbugs. We provided advice and / or treatment to all of these requests resulting in 4,133 visits being made. This has helped protect the community against the potential risk and spread of disease.
- In the same period we received 716 requests for assistance in relation to dogs, such as, strays, fouling, and noisy dogs. Assistance was given to the police regarding dangerous dogs. 286 stray dogs were impounded which has resulted in the protection of the community against attacks and road traffic accidents due to irresponsible dog owners.
- We investigated 78 complaints of defective private drainage systems and served 65 enforcement notices. 49 were not complied with which resulted in works having to be carried out in default and one is currently being processed for prosecution.
- We made representations and attended 6 Licensed Premises Review Hearings.
- We investigated 381 complaints of alleged statutory nuisance during the year, for example noise, bonfires dust and odour etc; 16 enforcement notices were served. By far the most common type of complaint investigated was noise, such as loud music and dog barking.
- We were responsible for regulating 42 Permitted Installations.
- We carried out inspections of sources of private drinking water and took approximately 300 samples / carried out analyses of private water supplies.
- We sampled and carried out on-site measurements and analysed over 600 samples of swimming, spa and paddling pools to ensure satisfactory pool water quality.
- During the bathing water season - 1<sup>st</sup> May to 30th September - we took over 100 samples at beaches along the Denbighshire coast and at Marine Lake, Rhyl as part of ensuring excellent / good bathing water quality.
- We participate in Partnership groups for Drinking Water, Water Environment and Bathing Water.

### Case Study:

During routine monthly sampling of swimming pool water, an establishment was found to be running with unacceptable levels of pool water disinfection. The facility was closed until levels became normal again. The microbiological examination, by our in-house laboratory, of the sample taken revealed high levels of bacteriological contamination. A subsequent sample also indicated contamination was still present a day later. The operator was issued with a prohibition notice which stayed in place until satisfactory bacteriological analysis results were achieved.



**The Trading Standards team promotes and maintains a fair and equitable trading environment, throughout the County. It seeks to protect the public from unsafe goods, unscrupulous trading activities and doorstep and e-commerce crime.**

- We dealt with 881 enquiries, involving either a breach of criminal legislation or a civil law type where advice as to the consumer's right was given
- We work very closely with the North Wales Police, Fire & Rescue Services; various local Neighbourhood Watch Groups and Conwy County Council to make a safer community for all residents.
- We undertook a robust test purchasing programme in relation to underage sales of alcohol, tobacco and knives.
- We also organised a joint training event with Conwy staff to become more aware of the work Victim Support are able to do and offer comfort to victims of crimes where people have been conned out of their savings.
- The 'Memorandum of Understanding' has been signed by the 6 North Wales Trading Standards Services and the Police last year, which has allowed us and the Police to communicate and provide residents with a far greater degree of safety when high pressure sales groups move into an area, charging extortionate prices for poor repair work. The rapid response from both Services has not only protected residents from extortion but has also led to a drop in the number of distraction burglaries in the County.
- Also we worked closely with North Wales Police and Neighbourhood Watch and now have set up some 200 zones restricting cold calling on residents. We are now looking at ways of improving the zones, standardising signs used and improving patrols within the areas.

## Case Study:

Trading Standards Officers were involved in the investigation of a large timeshare scam. This investigation resulted in a four week trial at Mold Crown Court. The Authority had to bring witnesses from all over the UK and in many cases had to provide accommodation for them. The result was that two of the accused were each sentenced to two and a half years imprisonment and orders were issued for £25,405 in compensation for victims of this particular scam.

The Judge awarded full costs in excess of £110,000 to the Council and also ruled that the two defendants had benefited from their crime. He approved a Proceeds of Crimes Award of £461,001 which will be paid to the Crown; the Courts Services and the prosecuting authority.

The judge also commended the Senior Investigations Officer involved in the case for his professionalism in the way he had conducted the investigation. He also praised Denbighshire for their preparedness in dealing with a scam that would have been detrimental to so many people across the UK.

**Timeshare scammers jailed**

**HOLIDAY PARK BOSSES IN £450,000 FRAUD**

By ELWYN ROBERTS

A DIRECTOR of a timeshare firm and its sales manager have been jailed two and a half years each for a holiday home fraud.

Arthur Goddard, 60, a director of Craig Park Village Ltd, Dyserth, and sales manager, Alan Hill, 51, conned 70 people into parting with a total of £450,000, Mold Crown Court heard yesterday.

Robin Spencer QC, prosecuting, said between May and December 2007 there was a concerted sales drive at Craig Park to sell timeshares on 54 holiday lodges there.

People were offered a free mini-break at Craig Park on condition they attended a sales presentation.

But many found themselves under severe pressure to sign up, were forced to pay £3,000 deposit on the spot and were not told of their right to cancel the agreement, Mr Spencer said.

"If people already had timeshares, or other holiday developments, they would be offered competing gestures, just one change allowance."

But the purchase price had been vastly inflated so that apparent generous part-exchange allowances were worth next to nothing.

And the promise of taking over the existing part-exchange never materialised, as customers found themselves liable for two sets of maintenance charges.

Arthur Goddard told the court while he was a director, he had not been involved in timeshare sales. It had all been left to Hill.

Hill decided that it was a scam and said people were simply surrendering their existing timeshare agreements which were sent off to the original owners. There had been no disclosure, he had not told customers that they had to pay deposits immediately and as far as he had been aware, contracts contained details of the cooling off period.

Hill said he could not understand why so many customers had got it wrong.

Several dissatisfied clients complained to their local trading standards officials in Durham, Salford and Lancashire and Denbighshire County Council started "a huge investigation" in August 2007.

Arthur Goddard, 60, was said by the judge to have regarded the investigation with "arrogant indifference".

He threatened the chief investigator, Philip Richards, that if he persisted then "I will come after you".

But the judge said in the end Mr Richards' "dogged persistence" provided overwhelming evidence upon which the jury convicted them both.

Both defendants were found at the end of a four-week trial.

But Goddard's brother, director David Goddard, 35, and manager Christopher Gibbs, 37, who is Arthur Goddard's son in law and who was manager before becoming a director, were both cleared by the jury.

All four had pleaded not guilty to a fraudster trading charge, brought by Denbighshire County Council's trading standards department.

Arthur Goddard was banned from being a director of a company for eight years.

When asked during the trial if he thought he was fit to be a company director, he replied "some days yes, some days no".

He was ordered to pay nearly £250,000 in costs and compensation.

Hill was disqualified from being a company director for five years.

Judge John Rogers QC said that both had benefited to the tune of £461,001.

Arthur Goddard was given six months to pay that in full.

But he was given 56 days to pay £10,000 costs to Denbighshire County Council and £5,000, compensation to their victims.

Mold Crown Court was told yesterday that while some had been repaid, three customers were owed £48,000 and the judge ruled that 13 victims should be paid £200 each for their emotional distress.

A £1 nominal order was made against Hill, who is bankrupt.

But the effect of the order means that if he comes into funds in the future the prosecution can seek the money.

Searching, Judge Rogers said both sought to avoid prosecution by refusing to co-operate with the investigators.

He said that there were four aggravating factors.

The fraud involved some 30 victims whose total loss was in excess of £450,000.

The outstanding loss was no more than £48,000 but the judge said he was quite sure that but for the fact that the investigation had stopped the fraud in the bud, it would have been greater.

The judge told them: "You have tainted the good reputations of the tourist industry in North Wales."

Arthur Goddard had thought it appropriate to tell the jury that he thought the investigators "were a waste of public money".

**Closing Everything**

**All This**

We're Closing Our Home Garden Warehouse at Red Warehouse Must Close 50 Dozens of Dining Tables for 1/2 Price from £29

Solid Pine thick top Farm Solid Oak Tables was £394

Solid Oak Coffee Tables with 1/2 price Case Furniture 2 + 1 + 1 Case Suite was £450

Linoleum Glazed Dresser Unit £55

Linon Baskets £15 = Real Pine Wardrobes from £20

Cabinets £69

Set of 5 Jar Dining Chair Geraldine Display Unit was £439

Triple Wardrobe with 4 Dr Salisbury Open Dresser 3'

The **Housing Regeneration Enforcement** team aims to bring about improvement, redevelopment or sale of poor condition and empty properties; within the Strategic Regeneration Area (SRA) and beyond through enforcement intervention. This newly formed team supports the Denbighshire's first Empty Homes Strategy which was approved in April 2009. This document sets out our plans for bringing the County's 800 long term empty homes back into use over the next 3 years. It outlines our proactive, co-ordinated approach to tackling the problem of empty homes with our partner North Wales Housing Association.



The Denbighshire Empty Homes Project

Since the North Wales Coast Strategic Regeneration Area was formed many of the regulatory teams within the Council have joined forces to tackle specific problems pertaining to those areas with the aim to support the regeneration initiatives.

We aim to develop new internal procedures which will enable the Council to enforce the sale of vacant and problematic empty homes and other buildings with the aim to bring them back into use. Using the most appropriate enforcement powers to each site or property the newly formed team will be able to quickly identify and score the worst offending site or building and develop a project managed action plan for it.

Properties which have, for whatever reason, been left to fall derelict or neglected will be systematically tackled by the new team and owners could be forced to address the harmful state or forced to sell.

For those owners unwilling to work with us we have a range of enforcement options which we may use:

- Enforcement action to improve the condition of the property.
- Enforced sale to recover land charges placed on the property by the Council. The owner is forced to sell to a 3rd party through auction or to a preferred developer of the Council.
- Compulsory purchase by the Council where there is a wider strategic agenda e.g. regeneration.
- Empty Dwelling Management Orders where the property is in an area of housing need and there is no prospect of the property becoming occupied in any other way.

The team members has gained further knowledge from other experts in this field through presentation and training on enforced sale.

## Case Study:

A property became vacant in 2001, following the death of the occupier. Since then the property has attracted anti social behaviour, vermin and become overgrown and untidy, which has had a detrimental effect on the local community. The property was inherited by a minor, therefore no action



Before

has been taken to bring the property back into use. Our co-ordinated approach on enforcement has led to service of notice to resolve the vermin and overgrowth issues, these works were undertaken by the local authority and will be recharged on the owner. If no progress is made to bring the property back into use the authority will consider enforced sale of the property.



After