



**FIRST-TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)**

**Case Reference** : CHI/45UC/HDO/2022/0001

**Property** : Phares Courtledge, High Street,  
Angmering, West Sussex BN16 4EH

**Applicant** : Chandlers Garage Holdings Limited

**Representative** : Mr Clark, Marshall Clark LLP

**Respondent** : Arun District Council

**Representative** : Mrs Shaw

**Type of Application** : Appeal against a Demolition Order  
S269(1) Housing Act 1985 as amended by  
S.48 Housing Act 2004

**Tribunal member** : Judge S McGrath

**Date of Hearing** : 21 November 2022  
(remote as video proceedings)

**Date of Decision** : 28 November 2022

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**ORDER**

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## **Definitions**

In this order the following definitions shall apply:

The '**Category 1 Hazards**' shall mean the category 1 hazards identified and described in the demolition order issued by the Respondent on 1<sup>st</sup> March 2022

The '**Demolition Order**' shall mean the demolition order issued by the Respondent on 1<sup>st</sup> March 2022 in respect of the Property

The '**Property**' shall mean Phares Courtledge, High Street, Angmering Littlehampton, West Sussex BN16 4ED

The '**Remedial Works**' shall mean the works listed in the Schedule annexed to this order titled 'Schedule of Works'

## **ORDER**

1. The appeal is dismissed.

### *The Demolition Order*

2. The Demolition Order shall be deemed operative from **21<sup>st</sup> November 2022**.
3. The Appellant shall execute demolition works **within 28 days from 1<sup>st</sup> July 2023** unless:
  - (a) a written request is made to the Respondent seeking an extension of time to address the Category 1 Hazards and
  - (b) having considered any such request, the Respondent agrees to a variation.The Appellant should ensure that any such request is sent and received by the Respondent by **1<sup>st</sup> June 2023**.
4. From **29<sup>th</sup> July 2023** the Respondent shall be permitted to execute the Demolition Order if an extension of time has not been requested and granted and the Category 1 Hazards still subsist.

### *The Remedial Works*

5. The Appellant shall complete the Remedial Works by **21<sup>st</sup> December 2022**.
6. Should the Remedial Works not be completed by 21<sup>st</sup> December 2022, the Respondent shall be entitled to complete the remedial works and

charge the Appellant for the cost of conducting the Remedial Works and any officer time reasonably incurred.

7. Until Demolition, the Appellant shall arrange for the Property to be inspected on a monthly basis and ensure that the Property remains secure, and all plants and other growth is kept reasonably neat and tidy at all times.
8. There shall be liberty to apply to amend the order.

### **RIGHTS OF APPEAL**

1. A person wishing to appeal this decision to the Upper Tribunal (Lands Chamber) must seek permission to do so by making written application to the First-tier Tribunal at the Regional office which has been dealing with the case by email at [rpsouthern@justice.gov.uk](mailto:rpsouthern@justice.gov.uk)
2. The application must arrive at the Tribunal within 28 days after the Tribunal sends to the person making the application written reasons for the decision.
3. If the person wishing to appeal does not comply with the 28- day time limit, the person shall include with the application for permission to appeal a request for an extension of time and the reason for not complying with the 28- day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.
4. The application for permission to appeal must identify the decision of the Tribunal to which it relates, state the grounds of appeal, and state the result the party making the application is seeking.

## **Schedule of Works**

1. The general clearance of all plant growth and brambles from the exterior of the site back to the boundary markers.
2. The remains of any old sheds/timber stores currently covered by brambles will be cleared as well as the ivy and plant growth off the actual building of Phares Courtledge.
3. Any rubbish to be removed from site.
4. The hedge/plants running down the side driveway to be cut back.
5. The section of herras fencing stopping access to the site at rear to be fixed to the adjoining structures with a padlock and chain to make as secure as reasonably possible.
6. The front boundary (where it overlooks High Street) be left as is to an approximate line of 1.5m back from the boundary.
7. Generally, the whole site externally to be left clean and tidy with everything trimmed back.