

TRACING THE OWNERS

Andrew Vickers
Empty Homes Officer
Nottingham City Council
andrew.vickers@nottinghamcity.gov.uk



Usual rules

Phones switched off

Take notes

Questions at the end

S.T.F.U.



The truth is out there, it's just a matter of finding it.



First port of call Land Registry business e-services



Land Registry

- Compulsory registration only commenced in the 1970's
- No legal requirement to notify change of address
- Other avenues of enquiry may be revealed through Document view or Charges register
- Name search facility



Council tax

The screenshot shows the Northgate Council Tax software interface. The main window displays account details for account number 0271211-0, including the period from 01-02-2005 to 01-10-2009, a balance of 0.00, and a valuation band of C. The interface includes various navigation tabs like Summary, Collection, and Valuation Enquiry. Below the main details, there are summary tables for the 2007-08 financial year.

Account Summary 2007-08		Liabilities		Payments	
Group	Year	Other Year	Unsummed Liability	Method	Cash Payments
DDP	0.00	0.00	Unsummed Liability	0.00	Emergency
LLA	0.00	0.00	Liability Order	0.00	Monthly
			Total Account Payable	0.00	Fire total Date 20-Apr-2009



Council tax

- Can be used for empty homes work.(S85 LGA 2003)
- Council tax inspectors are often covering the same ground.
- Name search facility can reveal alternative addresses or more empties.
- History can reveal further leads.
- Strictly speaking can only be used by the LA which collected the information.



Other options

- Neighbours
- Post office
- Planning applications
- Previous service requests
- County records office
- Social services
- DSS
- NHS



Other options

- Section 16 LG(MP)A 1976
- Section 235 HA2004
- PNC
- Sec 9 PACE
- Prisons
- Mortgagee
- Utility companies



Online options

- theukelectoralroll.co.uk
- thephonebook.bt.com
- [UK Info disc](#)
- 192.com
- Kin.co.uk
- Graftononline.com
- tracesmart.co.uk
- peopletrace.com
- ukpeoplefinder.com
- QAS.co.uk name tracer pro
- [Red Cross tracing service](#)



Know your local Police Officer

- Beat managers share your problems.
- Quote the current buzz words:
"Multi agency approach to problem solving"
"The Coventry Protocol".
"Broken windows syndrome"
- Sec29 DPA1998/Sec115 C&DOA 1998 allows communication for prevention/detection of crime.
- Back scratching works wonders.
- You will need them for Sec 9 PACE applications



Mutual Aid



- Sec 29 DPA & Sec 115 C&DOA 1998 allows transfer of information for the prevention & detection of crime. crime/offender intelligence, PNC details etc.
- Sec 9 PACE allows for a Police Officer to apply for a warrant to a circuit judge to force a body corporate to lay bare information held on a person or address,- if an indictable offence has been committed.



Search Police web site for local officers



Most forces have a search facility for local policing, often a post code search.

Personal e-mail address or mobile numbers are often listed.

Develop relationships. Make contact!



Get in there and have a look around

- Trespass is a civil tort not a crime.
- Burglary is accompanied by intent or actual theft/damage.
- Duty of care to secure empties Sec 29 LG(MP)A 1982.
- Powers under Sec197/600 HA1985, Sec287 PHA1936, Sec79 EPA1990, Sec95 BA1984, Sec15 LG(MP)A1976.



Search for clues

- Mail:
- Post Office Act 1953 relates to “wilful, malicious, intent to injure”.
- Postal Services Act 2000 relates to “intending to act to a person’s detriment”.
- Interception of Communications Act relates to “interception in the course of transmission”



Dead people



Death certificates include:

- Date of death & date of registration
- Date of birth
- Maiden name of married women
- Name & address of informant



Dead people



- Registry office certificates gro.gov.uk
- Probate office hmcourts-service.gov.uk
- ancestry.co.uk
- genesreunited.com
- ukbmd.org.uk
- freebmd.org.uk
- Church burial records
- Local newspaper archives
- Undertakers



Questions ????????????

