

Bolsover District Council

Executive

14 July 2014

Disposal of Properties

Report of the Head of Housing (Portfolio Holder: Cllr K Reid)

This report is public

Purpose of the Report

To gain authorisation to dispose of 2 HRA properties that are difficult to let.

1 Report Details

- i. 96 and 100 Duke Street are two HRA properties that are difficult to let. They are both three bedroom terrace properties with direct street access and little outside space.
- ii. The Council's allocation policy means that this size of properties can only be allocated to families with at least two children. Any relaxation of this would mean that smaller sized families who were in receipt of Housing Benefit would be subject to the bedroom tax.
- iii. Both properties are in reasonable condition
- iv. The properties have both been advertised on the CBL system and have attracted very few bids. Number 96 has been advertised for over 12 months, and whilst number 100 is only recently empty there is nothing to suggest this would be easier to let.
- v. During the period the property is empty the Council is liable for Council tax, security costs and liable for any further repair as the property deteriorates.
- vi. Both properties have been valued by the Councils Senior Surveyor (report enclosed) with a value of £58,000 per property.

2 Conclusions and Reasons for Recommendation

It is proposed to dispose of both properties on the open market and to use the receipt to fund new council housing

Whilst the two properties remain unlet there is a cost to the HRA and a detrimental impact on the area.

Any proceeds from the sale can be used to fund other Council housing to meet the needs of the District.

3 Consultation and Equality Impact

No consultation. There appear to be no equality implications arising from these recommendations.

4 Alternative Options and Reasons for Rejection

The alternative would be to keep the current properties and hope to let them. However has been no real interest over a 12 month period.

5 Implications

5.1 Finance and Risk Implications

As covered in the body of the report.

5.2 Legal Implications including Data Protection

None

5.3 Human Resources Implications

None

6 Recommendations

(1) The Senior Surveyor is asked to dispose of 96 Duke Street and 100 Duke Street using a method that will maximise the income to the Council.

(2) The Head of Housing is able to agree a disposal price within 10% of the valuation, that the Head of Housing in consultation with the Director of Operations and the Portfolio Holder for Housing is able to agree a disposal price within 20% of the valuation.

(3) That the proceeds of the sale is used to provide additional Council Housing

7 Decision Information

Is the decision a Key Decision? (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	Yes
District Wards Affected	Clowne

Links to Corporate Plan priorities or Policy Framework	
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8 Document Information

Appendix No	Title
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
Valuation report – Consultancy Services dated 28 th May 2014.	
Report Author	Contact Number
Peter Campbell Head of Housing	Xt 3038

Report Reference –