

Bolsover District Council

Meeting of the Executive on 24th June 2024

Sale of properties on Cotton Street, Bolsover

Report of the Portfolio Holder for Housing

Classification	This report is Public.
Contact Officer	Victoria Dawson Assistant Director Housing Management and Enforcement

PURPOSE/SUMMARY OF REPORT

To seek Executive approval to sell 17 and 19 Cotton Street, Bolsover by way of auction.

REPORT DETAILS

1. Background

- 1.1 The two properties are located at Cotton Street, Bolsover of limestone construction under pitched pantile roofs. They are thought to have been built in the late 17th century with works carried out in 1762 and 1968.
- 1.2 Number 17 is a mid-terrace 2 bedroomed house, which has at some stage been extended to the rear with an extension with a flat roof.
- 1.3 Number 19 is an end terrace, 3 bedroomed house and appears to have had a cellar in the past.
- 1.4 Number 15 Cotton Street is the other end terrace. This property is tenanted and is not included in the proposal to sell.

2. Details of Proposal or Information

- 2.1 These are general fund properties which have recently had some improvement works carried out however the properties are suffering from damp, need a significant investment to be made lettable and given the age and conservation requirements are likely to be an ongoing financial burden to the Council will little return.
- 2.2 Housing Stock Management Group has recommended disposal. The Council's Assessment Management Group considered this request and has also recommended disposal.
- 2.3 The Council's Valuer recommends that the guide price for the number 17 and number 19 Cotton Street should be £60,000 and £70,000 respectively with a reserve price to be as recommended by the Valuer.

3. Reasons for Recommendation

- 3.1 Significant investment is required to raise the properties to a lettable standard and given age and conservation requirements, are likely to be an ongoing financial burden to the Council with negligible return.
- 3.2 Property age and type mirrors the pre-renovation/Investment stage of the New Bolsover properties. From a heating and thermal comfort point of view, they are stone built with no cavity/insulation, have solid floors, and not insulated, with windows and doors being poor throughout affecting their thermal efficiency, requiring replacement. Also, due to size of downstairs rooms and previous re-wire and kitchen works, internal wall insulation is not advised, which further limits thermal efficiency in meet decent home standards.
- 3.3 The properties have received previous damp works to downstairs areas; however, recent inspection found further signs of rising and penetrative damp within both properties. To remedy this, extensive damp works including installation of ventilated cavity membrane system to all walls downstairs and affected walls upstairs with over boarding, plastering and decoration being required. All solid floors within both properties require mastic asphalt floor screeding throughout which will include removal and replacement of kitchens and doors. To insulate floors, will require full excavation and installation of 100mm of insulation and re-screed, which without cavity or wall insulation will provide limited benefit to thermal efficiency. Additionally, external stonework to all elevations, high and low level, require re-pointing and weather sealing to prevent penetrative damp/water egress.
- 3.4 Both properties do not have a live gas main, albeit on inspection the existing gas main is present and both properties having meters; however, due to age of the gas main it will require a road dig by way of Cadent to re-connect, which may result in a new gas main installation to both properties.
- 3.5 It is estimated that £69,500 (approx.) will be required to raise the properties to a lettable standards as summarised below:

Item:	£\Cost
Renew windows throughout to both properties. Please note windows are to be the conservation standard	£9,000.00
Timber front doors to both properties. Please note doors to be conservation standard	£2,500.00
External stonework remedial works, including replacing damaged stone, pointing, weather seal and required scaffolding all elevations	£27,000.00
Additional damp works to both properties (walls only) including decoration, removal, and replacement of items including radiators/kitchen etc	£ 20,000.00
Damp treatment works to solid floors including removal and replacement of, skirting boards, doors etc.	£8,000,00
Gas man remediation works for both properties	£1000.00
Other works to ensure BDC void standard including electrical inspection, boiler commission, management, and handover	£2000.00

4 Alternative Options and Reasons for Rejection

- 4.1 Not to sell 17 and 19 Cotton Street, Bolsover. This is rejected due to the significant investment required to make the properties lettable.
- 4.2 The Council could undertake extensive refurbishment works to the properties to raise them to a lettable standard. However, due to the age and type, further investment will be likely in a relatively short period of time and they may not be suitable to longer term tenancy.
-

RECOMMENDATION(S)

That Executive approves the sale of 17 and 19 Cotton Street Bolsover by auction.

Approved by Councillor Sandra Peake, Portfolio Holder for Housing

IMPLICATIONS.

Finance and Risk: Yes No

Details:

The sale proceeds from disposing of the 2 properties will be a general fund capital receipt. This will be used to finance future capital expenditure requirements from across the Council's whole capital programme.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

The general power of disposal in section 123 of the Local Government Act 1972, provides a local authority the power to dispose of land held by it in any manner it wishes provided that the local authority achieves the best consideration that can reasonably be obtained. A sale by auction will meet these requirements.

In sale of the properties, the Council could include a 'market value' clause back condition in the sale agreement to safeguard against the properties lacking in suitable investment to raising their condition to a lettable\accommodation standard.

On behalf of the Solicitor to the Council

Environment: Yes No

Details: Not applicable

Staffing: Yes No

Details: None applicable

On behalf of the Head of Paid Service

DECISION INFORMATION

<p>Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards, or which results in income or expenditure to the Council above the following thresholds:</p> <p>Revenue - £75,000 <input checked="" type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies.</i></p>	<p>Yes</p>
<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p>	<p>Yes</p>

<p>District Wards Significantly Affected</p>	
<p>Consultation: Leader / Deputy Leader <input checked="" type="checkbox"/> Executive <input checked="" type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>	<p>Details: Asset Management Group Housing Stock Management Group</p>

<p>Links to Council Ambition: Customers, Economy, Environment and Housing</p>
<p>Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all</p>

<p>DOCUMENT INFORMATION</p>	
<p>Appendix No</p>	<p>Title</p>

<p>Background Papers <i>(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 Executive, you must provide copies of the background papers).</i></p>