



DRAFT PORTFOLIO HOLDER DECISION NOTICE

PROPOSED INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR HOUSING AND COMMUNITIES

TOPIC – SALE OF VACANT HOUSING REVENUE ACCOUNT DWELLINGS

PROCEDURAL INFORMATION

The Access to Information Procedure Rules – Part 4, Section 22 of the Council's Constitution provides for a decision to be made by an individual member of Cabinet.

In accordance with the Procedure Rules, the Corporate Director (Governance), the Chief Executive and the Head of Finance are consulted together with Chairman and Vice Chairman of the Principal Scrutiny Committee and all Members of the relevant Scrutiny Panel (individual Ward Members are consulted separately where appropriate). In addition, all Members are notified.

Five or more of these consulted Members can require that the matter be referred to Cabinet for determination.

If you wish to make representation on this proposed Decision please contact the relevant Portfolio Holder and the following Committee Administrator by 5.00pm on Tuesday 28 August 2007.

Contact Officers:

Case Officer:

Richard Botham, Tel: 01962 848 421, Email: rbotham@winchester.gov.uk

Committee Administrator:

Frances Maloney, Tel: 01962 848 155, Email: fmaloney@winchester.gov.uk

SUMMARY

The Council has authority (CAB1336 refers) to offer for sale up to a maximum of ten vacant properties a year. To date, three vacant dwellings have been sold under this approach. Decision notice PHD100 gave approval to dispose of four further units, three of which are located in Eastgate St. In recent weeks, independent assessments have been completed on these units and also for a further small one bed Eastgate St unit that has since become vacant.

No's 5 and 5a Eastgate St are two flats which together form one building. Disposing of both units as one lot allows the Council to dispose of the freehold for the building, which is likely to attract greater interest.

It is therefore recommended that four rather than three Eastgate St units as listed below all be disposed of in line with this policy, along with the Meadow View property.

It is also recommended that the units be sold at Auction with the guide prices as indicated in the table. The auction process will ensure that the Council is seen to be accepting the best price for the properties. It also provides some certainty of sale and avoids the risk of the Council having to consider “late bids” right up to final contracts being exchanged.

Decision notice PSH100 gave authority to the Head of Estates to agree sales subject to consultation with the Head of Finance, Head of Landlord Services and the Portfolio Holder for Housing and Communities. The auction process will not allow for this consultation and so the decision below has been amended accordingly. The reserve price for each property is detailed in the attached exempt appendix. The properties will be withdrawn from the auction if the highest bid does not meet or exceed the reserve.

Address	Guide Price (based on independent assessment)	Type
5a Eastgate St, Winchester	£450,000	One 2 bed first floor flat and one small one bed ground floor flat to be sold together with the freehold.
5 Eastgate St, Winchester		
6 Eastgate St, Winchester	£175,000	Small one bed ground floor flat
11 Eastgate St, Winchester	£450,000	4 bed terraced house
Meadow View, Garnier Road, Winchester	£450,000	4 bed semi detached property alongside old water works. Isolated from any other Council dwellings

The property is held in the HRA.

PROPOSED DECISION

1. That the Head of Estates arrange for the sale of the Eastgate St and Meadow View properties by auction in line with the approved policy and that reserve values be set as indicated in the exempt appendix.
2. That details of the consideration obtained on sales be included in the monitoring reports submitted to Cabinet when the capital programme is reviewed.

REASON FOR THE PROPOSED DECISION AND OTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

Alternatives to sale would have been considered in the decision making process leading to the authority to sell 10 properties per year.

FURTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED FOLLOWING PUBLICATION OF THE DRAFT PORTFOLIO HOLDER DECISION NOTICE

N/A

DECLARATION OF INTERESTS BY THE DECISION MAKER OR A MEMBER OR OFFICER CONSULTED

None

DISPENSATION GRANTED BY THE STANDARDS COMMITTEE

N/A

Approved by: (signature)

Date of Decision

Councillor Tony Coates – Portfolio Holder for Housing and Communities