



PORTFOLIO HOLDER DECISION NOTICE

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.

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. It is now recommended to offer 6 further properties to the market. All properties fall within the policy approved by Council in January and either require maintenance work in excess of £8,000 or have a significantly higher market value than other properties that generate similar rental streams.

The Head of Estates has provided guide prices for these properties although independent market assessments will be prepared prior to them being offered for sale. The properties that are proposed to be offered for sale are:

Address	Est. Value	Type	Justification
6a Eastgate St, Winchester	£200,000+	2 Bed flat	High value city centre property with comparatively low rental stream. Very expensive to maintain due to listed status. Unlikely to ever meet with thermal comfort standards set out in Decent homes definition.
5 Eastgate St, Winchester	£200,000+	2 bed flat	As above

11 Eastgate St, Winchester	£400,000+	3 bed terraced house	As above
162 Stanmore Lane	£200,000	3 bed semi detached house	Requires major works inc. kitchen, bathroom and WC replacement, replacement ceilings doors and other internal facilities general repairs etc. in excess of £12,000
2 Battery Hill, Bishops Waltham	£265,000	3 Bed Semi with large side plot with development potential	Requires major works inc. kitchen and bathroom replacement, rewiring, new heating system and general repairs etc. in excess of £10,000
Meadow View, Garnier Road, Winchester*	£400,000+	4 bed semi detached property alongside old water works. Isolated from any other Council dwellings	Recently vacated by Stonham Housing Association, who leased it for an ex-offenders project. In need of major repairs including re-roofing (estimated in excess of £25,000). Unsuitable for general needs social housing and remote from city centre and other communities.

The property is held in the HRA. During the consultation period, representations were received from Ward Members and the Chairman of Principal Scrutiny Committee regarding concerns with the sale of general needs properties in residential areas that would be suitable for families and in high demand. Whilst the policy clearly included potential for such sales, the Portfolio Holder took these into account and agreed that further investigation into these properties was required. He decided not to proceed with the proposed decision in relation to the Stanmore and Bishops Waltham properties, to allow this further investigation.

DECISION

1. That following consultation, the sale of the Stanmore and Bishops Waltham properties has not been approved and the future of these dwellings will be subject to further review and discussions with our social housing partners.
2. That the Head of Estates arrange for the marketing of the Eastgate St and Meadow View properties for sale at open market value in line with the approved policy.
3. That the Head of Estates agrees the final sales, subject to consultation with the Head of Finance, Head of Landlord Services and the Portfolio Holder for Housing and Communities and provided that the best offer is in excess of the estimated value or final market valuation, whichever is the highest.
4. 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 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