

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – WEDNESDAY, 14 NOVEMBER 2018

Title of report	DISPOSAL OF PROPERTY – CONFIRMATION OF URGENT ACTION
Key Decision	Financial – No Community - No
Contacts	<p>Councillor Roger Bayliss 01530 411055 roger.bayliss@nwleicestershire.gov.uk</p> <p>Strategic Director of Housing and Customer Services 01530 454819 glyn.jones@nwleicestershire.gov.uk</p> <p>Head of Housing and Property 01530 454780 chris.lambert@nwleicestershire.gov.uk</p>
Purpose of report	To seek Cabinet confirmation of a decision taken by the Strategic Director of Housing and Customer Services (acting as Chief Executive) and Leader under the urgency provisions within the HRA Disposal Policy. This was necessary to accept an alternative offer for the property after the previous purchaser significantly reduced their offer prior to exchange of contracts.
Reason for decision	The proposal to dispose of the property was in accordance with the HRA Disposal Policy, which was approved by Cabinet on 3 March 2015, to generate a capital receipt to meet the needs of the HRA Business Plan.
Council priorities	Value for Money, Homes and Communities.
Implications:	
Financial/Staff	The proceed of sale will contribute towards the annual income from sales target (of £400,000) within the approved Housing Capital Programme
Link to relevant CAT	None
Risk Management	None

Equalities Impact Screening	Due to the high number of refusals and inability to let 58 Ramscliffe Avenue, it was not possible to rehouse a family from the Housing Register in this property.
Human Rights	None
Transformational Government	Active asset management is an important part of our HRA Asset Management strategy, to ensure we spend our money wisely, and deliver the agreed quality of Council housing for tenants.
Comments of Head of Paid Service	The report is satisfactory
Comments of Section 151 Officer	The report is satisfactory
Comments of Monitoring Officer	The report is satisfactory
Consultees	Corporate Asset Management Group (AMG).
Background papers	Report to Cabinet 3 March 2015 – HRA Disposals Policy Report to Cabinet 18 September 2018 - Disposal of Property – confirmation of urgent action
Recommendations	THAT CABINET CONFIRM THE DECISION OF THE STRATEGIC DIRECTOR OF HOUSING AND CUSTOMER SERVICES (ACTING AS CHIEF EXECUTIVE) AND LEADER OF THE COUNCIL TO ACCEPT AN OFFER OF £65,000 FOR THE FREEHOLD SALE OF 58 RAMSCLIFFE AVENUE DONISTHORPE.

1.0 REPORT

- 1.1 On 18 September 2018, Cabinet confirmed the decision of the Chief Executive and Leader of the Council to accept an offer of £73,900 for the freehold sale of 58 Ramscliffe Avenue Donisthorpe. The reasons for selling the property were explained in the previous report referred to in the “Background papers” section.
- 1.2 On reviewing the material supplied by the Council as part of the local search process, the proposed purchaser reduced his offer from £73,900 to £49,000. This was prior to exchange of contracts.
- 1.3 The level of the reduction of the offer was significant, and when previously advertised other offers in excess of the revised figure had been received. The decision was therefore taken to readvertise the property for a short period to test the market again.

- 1.4 Following a number of viewings an offer of £65,000 was received from a Mr Hitchcox, which was subsequently accepted under the delegated powers provisions of the HRA Disposal Policy. This delegation was exercised by the Strategic Director of Housing and Customer Services as the Chief Executives was on leave.
- 1.5 This exercise of delegated powers requires a further report to Cabinet to seek confirmation of the action taken.