

Decision to be made by the Portfolio Holder- Finance and Property on or after 16 September 2016

Declare Surplus and Dispose of 131 Hanworth Road, Warwick CV34 5DX

Recommendations

It is recommended that the Portfolio Holder:

- 1) Approves that 131 Hanworth Road, Warwick CV34 5DX (the Property), shown outlined with a dark bold line in Appendix 1, is declared surplus to requirements.
- 2) Approves the disposal of the freehold interest in 131 Hanworth Road on terms acceptable to the Strategic Director of Resources.
- 3) Approves that the receipt from the sale of the Property is used to repay debt and the 8% revenue saving element is applied to the property rationalisation programme savings target

1.0 Background

- 1.1 The Property comprises an end of terrace 3 bedroom dwelling with a garage and reasonable private gardens constructed circa 1930s. It is situated in a residential area of similar properties and is in reasonable order but would benefit from some general updating and attention to dampness in the Ground Floor side wall and ceiling on the First Floor.
- 1.2 The Property has been occupied for many years by a Council caretaker who has recently retired and it is now vacant.
- 1.3 Through the Council's property rationalisation process it has been determined that the Property is no longer required for the delivery of Council services.
- 1.4 It is proposed that, subject to Portfolio Holder approval, the freehold interest in the Property is offered for sale by private treaty on the open market.

2.0 Surplus Property Protocol

- 2.1 In accordance with the Surplus Property Protocol other Council services and public sector bodies have been approached and no requirement for use of the property has been identified. The Property is a house and numerous alternatives are readily available in the immediate vicinity.

3.0 Supporting Voluntary and Community Organisations Protocol

- 3.1 The community (through Warwickshire Community and Voluntary Action (WCAVA) had been advised of the potential availability of the property and no community uses have been identified.

4.0 Housing (Affordable) Policy

- 4.1 Communities Group have confirmed they do not require retention of the property as a dwelling house.

5.0 Legal title issues

- 5.1 There are no unusual or onerous legal or title issues which impact on the disposal.

6.0 Planning

- 6.1 The Property lies within Warwick District Council area. It is not a listed building and is not located in a Conservation Area.
- 6.2 It is unlikely the property has potential for any alternative uses.

7.0 Disposal Options

- 7.1 There are two options available to the Council now that the property has become vacant and no alternative Council use has been identified as follows:
- 7.2 Dispose of the freehold interest in the Property by offering it for sale in the open market via private treaty.
- 7.3 Retain the Property and let it on the open market.

7.4 It is recommended that the Property is sold and not retained since the initial costs of refurbishment to put into a lettable condition and subsequent repairing and management liability is disproportionate to the relatively small rental income. Furthermore the Council is considered a Housing Authority and in this instance a maximum letting period of 3 years (from date of vacation by the caretaker) is permissible before the Right to Buy at a discounted value is triggered.

8.0 Timescales

8.1 If Portfolio Holder approval is forthcoming the property will be marketed with immediate effect with a view to completing a sale by 31 March 2017.

9.0 Capital Receipt

9.1 The Property has been the subject of an internal valuation and may generate a receipt in the region of £230,000 (Two hundred and thirty thousand pounds) less costs of disposal.

10.0 Conclusions

10.1 The Property is no longer required for operational purposes by the Council and in accordance with the Surplus Property Protocol and other relevant Council policies it is recommended that the Property should be sold on the open market.

10.2 The Property is unlikely to have any greater value than as an independent dwelling.

Background papers

None

Supporting Papers

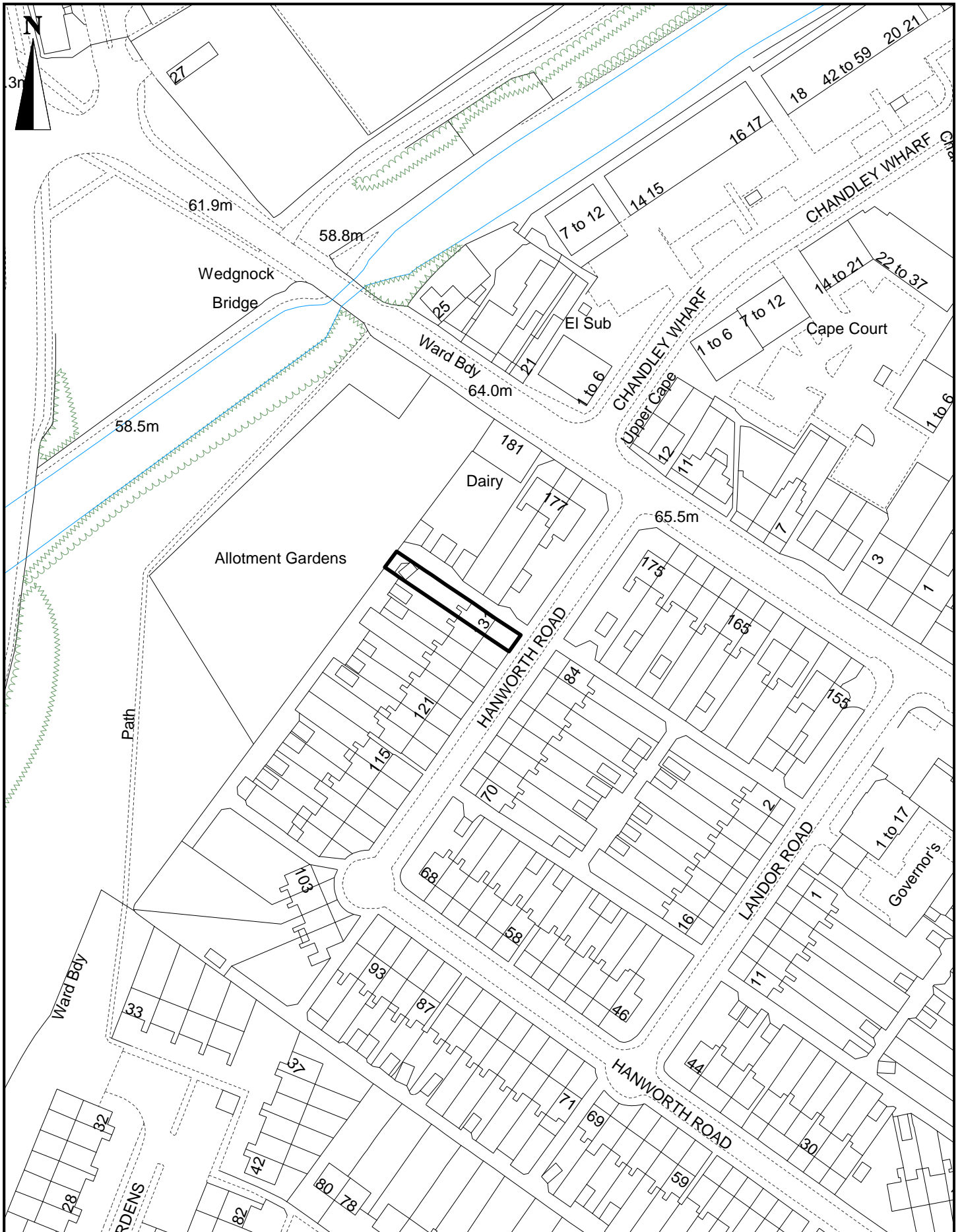
- 1 Supporting Community and Voluntary Organisations Protocol – Feb 2011
2. Surplus Property Protocol – July 2011

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The report was circulated to the following members prior to publication:

Local Member: Councillor John Holland

Other Members: Councillors Cllr Alan Cockburn, Cllr Matt Western, Cllr Phillip Morris-Jones, Cllr Neil Dirveiks, Cllr Nicola Davies



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131 Hanworth Road
Warwick

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Warwickshire
County Council

RESOURCES GROUP
SHIRE HALL WARWICK CV34 4RP