

Report of the Head of Strategic Housing

Housing Revenue Account funded acquisition of a two bedroom bungalow

SUMMARY

- 1.1 The report proposes the purchase of a two bedroom bungalow in Littleover subject to contract, which if acquired, will be available for let to households on the Council's waiting list.

RECOMMENDATION

- 2.1 To authorise the interim Head of Estates and Asset Management to offer a sum of no more than 5% above the current valuation of £110,000 for the purchase of a two bedroom bungalow in Littleover subject to contract.
- 2.2 In the event that the Council's offer is accepted, to authorise the Head of Strategic Housing to instruct all relevant parties to proceed with the acquisition of the property.

REASONS FOR RECOMMENDATION

- 3.1 The property is situated in a popular residential location close to local schools, amenities and public transport links.
- 3.2 Bungalows are in high demand from those on the housing register and can be adapted to suit older people or those with physical and/or mental impairments.
- 3.3 The property is directly adjacent to another bungalow recently acquired by the Council and is within close proximity to other Council owned stock.

SUPPORTING INFORMATION

- 4.1 The property is a two bedroom semi-detached bungalow with the benefit of a small extension to the rear, large bay window at the front of the property and a detached single garage. The property is situated in a quiet cul-de-sac location set back from the road in the popular residential suburb of Littleover.

- 4.2 The property requires modernisation to include the installation of a new bathroom and kitchen with costs not exceeding £9,000 which will be met from existing capital budgets.
- 4.3 Officers have confirmed their support for the purchase as there is currently little social housing stock in the area and bungalows are ideal as they can be easily adapted to suit older people or those with physical and/or mental impairments.
- 4.4 The property is located in a sought after area where properties rarely become available for Housing Revenue Account (HRA) acquisition at this value and the costs of acquisition and associated fees will be met from the HRA capital budget and recycled RtB receipts.
- 4.5 This acquisition supports the Council's strategic aims to ensure more people have access to a safe and secure home of an appropriate size and type, which promotes sustainable and balanced communities.

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Estates/Property officer Service Director(s) Other(s)	Olu Idowu Toni Nash Liz Moore Alistair Burg Perveez Sadiq Ian Fullagar
For more information contact: Background papers: List of appendices:	Carly Saunt 01332 640321 None Appendix 1 – Implications

IMPLICATIONS

Financial and Value for Money

- 1.1 The acquisition will be funded through the existing HRA capital budget for new build and acquisition and recycled RtB receipts will be applied. Refurbishment costs will be met from existing capital budgets.
- 1.2 The scheme will break even on a cumulative revenue basis in Year 37.

Legal

- 2.1 The property will be subject to usual due diligence through the conveyancing process.

Personnel

- 3.1 None directly arising from this report.

Equalities Impact

- 4.1 Where the property is allocated to a disabled person, adaptations may be made to suit their needs.

Health and Safety

- 5.1 None directly arising from this report.

Environmental Sustainability

- 6.1 None directly arising from this report.

Asset Management

- 7.1 The acquisition would bring a popular property type, in high demand from those on the housing register into the Council's housing stock.

Risk Management

- 8.1 None directly arising from this report.

Corporate objectives and priorities for change

9.1 A strong community.