

**Committee: Housing Board**

**Agenda Item**

**Date: 8<sup>th</sup> March 2016**

**8**

**Title: 19 St Johns Close, Saffron Walden**

**Portfolio Holder: Doug Malins – Housing Development Manager**

### **Summary**

1. This report provides details relating to the proposed sale of a void property located at 19 St Johns Close, Saffron Walden.

### **Recommendations**

2. That the Housing Board recommends to Cabinet

That the property is sold on the open market, once Secretary of State approval has been received.

### **Financial Implications**

3. Financial implications are detailed in the report.

### **Background Papers**

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

5.

Communication/Consultation	Town Council.
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	The proposed sale will require Secretary of State approval.
Sustainability	N/A
Ward-specific impacts	Saffron Walden
Workforce/Workplace	Housing Development

## Situation

6. The dwelling at 19 St John's Close is in a poor state of repair and has been void since February 2014. To bring the dwelling back into use, it will require considerable expenditure on items including, roof truss replacement, underpinning to resolve potential subsidence issues, treatment for rising damp issues, new kitchen and bathroom, and general redecoration and maintenance. It is considered that this level of expenditure does not provide value for money and the property is uninhabitable in its current condition.
7. It had been hoped that this dwelling would be demolished to provide access to a potential new development site to the rear. However, due to the existence of Right to Buy dwellings, along with planning constraints, this is now no longer an option.
8. Therefore, in order to resolve this issue, officers feel that it would prudent to place the dwelling on the market with local estate agents, and in its current condition. Alternatively, the property could be sold at auction. The dwelling does have the benefit of a long, although very narrow garden. It may be possible to sell part of this land separately to adjoining neighbours in order to maximise proceeds from the sale as a whole.
9. The sale of this dwelling would need to be approved by the Secretary of State.
10. The sales proceeds from the sale of this dwelling (subject to approvals) would be ring-fenced to the HRA.

## Risk Analysis

11.

Risk	Likelihood	Impact	Mitigating actions
3 Property continues to deteriorate	3 extent of cracking needs further assessment	3 Work required to bring the dwelling back into may prove prohibitive	Progress sale of dwelling following approvals.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.