

CABINET – 1st September 2004

PORTFOLIO: HOUSING

OPTIONS FOR THE FURTHER DEVELOPMENT OF STILLWATER PARK








Summary of Purpose and Recommendations:

This report recommends that 6 mobile homes are sited at Stillwater Park and offered for sale.

Cost to Council: £ Neutral

Within existing budget? No

Contribution to Corporate Plan (Minor/Moderate/Major/Neutral):

	+		-		+		-
		Neutral		Priorities			
		Neutral		Clean Streets and Public Space		Neutral	
		Neutral		Crime and Disorder		Neutral	
		Neutral		Housing	Minor		
		Neutral		Managing our Finances	Major		

Comments on Impacts on Corporate Objectives and Priorities:

The sale of 6 mobile homes will provide a much-needed capital receipt which will indirectly impact on corporate objectives.



Organisation of excellence



Working with public and partners



Economic well being



Social well being



Environmental well being

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OPTIONS FOR THE FURTHER DEVELOPMENT OF STILLWATER PARK

1. PURPOSE OF THE REPORT

- 1.1 The purpose of this report is to explore options for the further development of Stillwater Mobile Home Park.

2. BACKGROUND

- 2.1 Stillwater Park in North Poulner, Ringwood is a mobile home park with 69 homes on it. The homes are owned by the occupants, who rent their sites from the District Council. The park was developed prior to 1974 when it came into the ownership of New Forest D.C. at the time of local Government reorganisation.
- 2.2 The potential future ownership of the park was under consideration up to 4th June 2003, when Cabinet decided not to pursue the sale of the park to the residents. At this meeting Cabinet also resolved:

“That the Portfolio Holder and officers work together with the residents and the Housing, Health and Social Inclusion Review Panel to put in place measures to reassure the residents and address their concerns as to the permanence and future stability of the site and to agree ways to give them greater control over the management of the site.”

3. PROPOSALS FOR THE FUTURE MANAGEMENT OF THE PARK

- 3.1 Following the decision by Cabinet not to proceed with the sale of the park to the residents, Officers and the Portfolio Holder for Housing have had meetings with the residents to discuss measures for the future management and to reassure residents as to the future stability of the park. In view of the experience that the Council has in involving Tenants of general needs housing in the Housing service generally, it is suggested that a similar model be followed for the involvement of the residents of Stillwater Park in the management of the park.
- 3.2 Proposals to involve residents in the management of the Park are the subject of a separate report to this Cabinet meeting.
- 3.3 It is expected that the management arrangements, once agreed with residents, will reassure them on the future stability of the park.

4. POSSIBLE DEVELOPMENT OF THE PARK

- # 4.1 There is room to provide an extra 6 homes on the site with the potential for 12. Please see the attached plan (Appendix 1) showing the location of the 6. The residents have been consulted about the siting of 6 homes and their views will be reported orally to the Cabinet.
- # 4.2 Whether or not another 6 can be sited needs to be the subject of a detailed survey and review of the lease conditions. This will need to be fitted into Officer work programmes and to some extent will depend upon how quickly the 6 homes above are sold. Initial indications show that it is physically possible to fit in a further 6 homes. An illustration of how this might be achieved is shown in Appendix 3 which, as mentioned previously, needs further work.
- # 4.3 Appendix 2 shows an outline project plan for the construction of 6 bases and the procurement of 6 mobile homes. From a decision by Cabinet to construction and procurement will take about 23 weeks. Selling the sited homes will depend on how quickly the mobile home manufacturer can supply the homes and how the housing market is performing at the time of marketing.

5. FINANCIAL CONSIDERATIONS

- 5.1 The net capital receipt from selling 6 mobile homes is expected to be £334,300. The calculation leading to this sum is detailed in a confidential report elsewhere on this agenda (Item 11 – Report G).

6. MARKETING THE HOMES

- 6.1 Selling mobile homes is a specialised market. In view of this, Local Agents (Dixon Kelly) were approached to find out the best size and type of mobile home to sell, in order to maximise the income from the sale.

In view of their local knowledge, officers propose that standing orders are waived and that they are appointed to market the six units. The cost of this will be £5,700.

7. THE VIEWS OF RESIDENTS

- 7.1 On 7th July this year the Portfolio Holder, Councillor P Greenfield met with the Residents and told them that there were plans to site another 6 homes for sale.
- 7.2 A draft copy of this report has been seen by the Residents and their comments will be reported orally to the Cabinet.

8. ENVIRONMENTAL CONSIDERATIONS

- 8.1 6 homes can be sited with the minimum effect to the environment. The environmental impact of a further 6 will need careful consideration.

9. CRIME AND DISORDER IMPLICATIONS

9.1 There are no direct crime and disorder implications.

10. RECOMMENDATIONS

10.1 That:

- (a) An additional 6 mobile homes are sited at Stillwater Park and that they be offered for sale;
- (b) Local Agents (Dixon Kelly) be appointed to market the homes at a cost of £5,700;
- (c) Further work be undertaken in the next 6 months to decide the location of a further 6 mobile homes within the site;
- (d) Residents be consulted during this period to ensure their views are included; and
- (e) Following the further survey work, the Director of Community Services, in consultation with the Portfolio Holder for Housing, be authorised to take a decision on the provision of a further 6 mobile homes.

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Background Papers:

Report to Cabinet, 4th June 2004



The shaded areas show the locations of the mobile homes for sale

**Project Plan for the Site Preparation and Procurement
of 6 Mobile Homes**

Prepare specification for construction and servicing of bases and preparation of Tender documents	3 weeks
Tender period	3 weeks
Return and assessment of Tenders	1 week
Start on site (depending on when the constructor can start)	Within 4 weeks
Construction	12 weeks
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Total	23 weeks
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Concurrently with programme above:

Advertise for expressions of interest and invite Tenders	10 weeks
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Start marketing after 12 weeks of site preparation programme starting



The shaded areas show the potential to site 12 mobile homes

**Please note No. 69, although shaded, is an existing mobile home
and occupied by one of the residents**