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Date: *12 August 2010*

NOTIFICATION OF PORTFOLIO HOLDER DECISION

On 11 August 2010, Cllr Mrs J L Cleary, the Housing Portfolio Holder and Cllr Wise, the Finance and Efficiency Portfolio Holder made the following decision. Any member of the Council, who is not a Portfolio Holder, who considers that this decision should be reviewed should give notice to the Monitoring Officer (Grainne O'Rourke) (in writing or by e-mail) to be received **ON OR BY 5.15 P.M. ON THURSDAY, 19 AUGUST 2010.**

Details of the documents the Portfolio Holder considered are attached.

DECISION: Sale of Council Owned Property – 2 Roundhill, Fordingbridge

REASON: As detailed in the report.

ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED:

As detailed in the report.

CONFLICTS OF INTEREST DECLARED:

None.

For Further Information Please Contact:

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Trainee Valuer
Estates and Valuations / Property Services
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SALE OF COUNCIL OWNED PROPERTY – 2 ROUNDHILL, FORDINGBRIDGE,

1. INTRODUCTION

- 1.1 This report seeks the Portfolio Holders for Housing; and Finance and Efficiency agreement to the sale of 2 Roundhill, Fordingbridge, SP6 1AQ

2. HISTORY

- 2.1 2 Roundhill, Fordingbridge is located in the centre of Fordingbridge on a one-way street behind the High Street and adjoining the town centre car park.
- 2.2 It is a two bedroom semi detached property comprising of two reception rooms, kitchen and bathroom.
- 2.3 Internally, the property is poorly decorated and there is evidence of mould and damp in the kitchen bathroom and one of the reception rooms.
- 2.4 Various options have been considered including the carrying out of repairs but it is not considered viable.
- 2.5 The adjoining property, 1 Roundhill was sold in March 2010 for £171,500 and benefits from an enclosed side access and was updated and redecorated throughout.

3. PROPOSAL

- 3.1 The Estates and Valuations team believe that if the property was to be sold in its current condition it would achieve in the region of £130,000 (one hundred and forty thousand pounds) - £140,000 (one hundred and thirty thousand pounds).
- 3.2 The capital receipt for the sale of the property will be put into the HRA account.
- 3.3 Estates and Valuations recommend that the property be sold at Auction through Clive Emson Auctioneers.

4. CONSULTATION

- 4.1 The Housing Asset Management Group as well as the Corporate Asset Management have supported the sale of 2 Roundhill, Fordingbridge.

5. FINANCIAL IMPLICATIONS

- 4.1 The sale of 2 Roundhill, Fordingbridge will generate a capital receipt in the region of £130,000.00 - £140,000.00

6. ENVIRONMENTAL IMPLICATIONS

- 6.1 There are no environmental implication issues arising from this report.

7. CRIME AND DISORDER IMPLICATIONS

- 7.1 There are no crime and disorder implication issues arising from this report

8. RECOMMENDATIONS

- 8.1 It is recommended that 2 Roundhill, Fordingbridge be sold on the open market with a reserve of £130,000.00

I agree the recommendation

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**Councillor Jill Cleary
Portfolio Holder for Housing**

I agree the recommendation

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**Councillor Colin Wise
Portfolio Holder for Finance and Efficiency**

Date:

11.08.10

Date Notice of Decision Given:

12 August 2010

Last date for call-in:

19 August 2010