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Date: *14 September 2010*

NOTIFICATION OF PORTFOLIO HOLDER DECISION

On 13 September 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 TUESDAY, 21 SEPTEMBER 2010.**

Details of the documents the Portfolio Holder considered are attached.

DECISION: Sale of Council Owned Property – Cricket View, Fernhill Lane, New Milton.

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:

Daniel Friedman
Trainee Valuer
Estates and Valuations / Property Services
02380 28 5188
daniel.friedman@nfdc.gov.uk

SALE OF COUNCIL OWNED PROPERTY – CRICKET VIEW, FERNHILL LANE, NEW MILTON, BH255ST

1. INTRODUCTION

- 1.1 This report seeks the Portfolio Holders for Housing; and Finance and Efficiency agreement to the sale of Cricket View, Fernhill Lane, New Milton, BH25 5ST.

2. HISTORY

- 2.1 Cricket View, is located about one mile north of New Milton town on a small lane adjoining New Milton Cricket Club.
- 2.2 It is a four bedroom detached bungalow property comprising of one reception room, kitchen, breakfast room and bathroom.
- 2.3 Internally, the property is poorly decorated and there is evidence of mould and damp in the reception room as well as in one of the bedrooms at the rear of the property.
- 2.4 Various options have been considered including the carrying out of repairs but it is not considered viable.
- 2.5 Due to the age, character and condition of the property, it is estimated that it would cost in the region of £55,000 for Cricket View to be put into a condition that would meet the Decent Homes Standard.

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 £200,000 (two hundred thousand pounds).
- 3.2 The capital receipt for the sale of the property will be put into the General Fund account.
- 3.3 Estates and Valuations recommend that the property be sold at Auction through Sullivan and Mitchell.

4. CONSULTATION

- 4.1 The Corporate Asset Management have supported the sale of Cricket View, Fernhill Lane, New Milton.

5. FINANCIAL IMPLICATIONS

- 4.1 The sale of Cricket View will generate a capital receipt in the region of £200,000

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 direct crime and disorder implications associated with this report, however, if the building is left vacant, there is an increased risk of vandalism or adverse possession.

8. RECOMMENDATIONS

8.1 It is recommended that Cricket View, Fernhill Lane, New Milton be sold on the open market with a reserve of £200,000.00

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:

13/9/10

Date Notice of Decision Given:

14/09/10

Last date for call-in:

21/09/10