

**Contact Name:** *Melanie Stephens*

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**Date:** *30 May 2013*

## **NOTIFICATION OF PORTFOLIO HOLDER DECISION**

On 30 May 2013, Cllr Mrs J L Cleary, the Housing and Communities 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, 6 JUNE 2013.**

Details of the documents the Portfolio Holder considered are attached.

### **DECISION:**

The service of a demolition notice on 12 Gorse Close, Ashley, 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:**

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## **APPROVAL TO SERVE DEMOLITION NOTICE**

### **1. ITEM FOR DECISION**

- 1.1 To approve the service of a demolition notice on 12 Gorse Close, Ashley, New Milton.

### **2. BACKGROUND**

- 2.1 The property at 12 Gorse Close is in a block of three properties on the Ashley Mead estate in New Milton. Numbers 10 and 12 Gorse Close are owned by the Council and 11 Gorse Close is owned by Western Challenge housing association.
- 2.2 The adjoining properties at numbers 8 & 9 Gorse Close were demolished in 2006 due to severe subsidence and the site was redeveloped by Western Challenge.
- 2.3 Number 12 Gorse Close is currently rented from the Council by a tenant. The property was underpinned approximately 15 years ago but is showing signs of minor cracking in the external walls. 10 Gorse Close is showing severe signs of subsidence and was vacated on 10 October 2011. The property is unlettable and is boarded up. 11 Gorse Close is owned by Spectrum housing association and has been unoccupied since January 2012 as the property is unfit for occupation.
- 2.4 In March 2012, Spectrum approached the Council with regard to redeveloping 10-12 Gorse Close. The proposals include the demolition of the existing properties and the construction of four houses built to Code 4 of the Code for Sustainable Homes standard.
- 2.5 In order to resolve the issue of empty homes at Gorse Close and to provide additional affordable housing on the site, it is necessary to serve a demolition notice on 12 Gorse Close.
- 2.6 Service of a demolition notice is required to tell tenants that we plan to demolish their home in the future. The notice will detail the reasons why this action is necessary.

### **3. CONSULTATION UNDERTAKEN**

- 3.1 Consultation has been undertaken with the tenant of 12 Gorse Close. The tenant has stated that they would prefer to remain in occupation at Gorse Close.
- 3.2 Council officers will assist the tenant by offering suitable alternative housing and by payment of all reasonable removal costs.

**4. FINANCIAL, ENVIRONMENTAL, CRIME & DISORDER AND EQUALITY & DIVERSITY IMPLICATIONS**

- 4.1 In the event of re-housing, the tenant will be entitled to a statutory 'Home Loss' payment of £4,700 and also reasonable removal expenses which are likely to be up to £2,000. Further expenditure will be required to demolish the properties, but this work will take place as part of the redevelopment of the site.
- 4.2 Two affordable housing units are currently empty and there is no rental income from these properties.
- 4.3 The empty properties are having a deleterious impact on the local environment of the housing estate.

**5. ANY OTHER OPTIONS CONSIDERED AND REJECTED**

- 5.1 Other options were considered:
  - Carrying out remedial works to 10 Gorse Close. This option was discounted as the cost is likely to be in the region of £95,000.
  - Selling 10 Gorse Close at auction. This option was discounted as the price is likely to be very low due to the subsidence and it would remove a tenancy from the affordable housing stock.

**6. CONFLICTS OF INTEREST DECLARED**

- 6.1 None

**7. RECOMMENDATION**

- 7.1 That approval be given for the service of a Demolition Notice.

I agree the recommendation CLLR J L CLEARY  
**Councillor Jill Cleary**  
**Housing and Communities Portfolio Holder**

Date: 30 May 2013

Date Notice of Decision Given: 30 May 2013

Last Date for Call-in: 6 June 2013

**For Further Information Please Contact:**

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