

HOUSING SERVICES PORTFOLIO HOLDER DECISION – 1 OCTOBER 2020

‘Appendix 1 contains exempt information as defined in Paragraph 3 in Part I of Schedule 12A of the Local Government Act 1972. The public interest in withholding the information outweighs such interest in disclosing the information.

Paragraph 3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).’

PROPOSED PURCHASE OF 37 SALISBURY ROAD, TOTTON SO40 3HX

1. INTRODUCTION

1.1 This report seeks the approval of the Portfolio Holder for Housing Services to acquire the freehold interest in a residential property at 37 Salisbury Road, Totton.

2. BACKGROUND

2.1 The property, which is shown coloured pink on the attached Plan 1 extends to about 0.07 hectare. It is located on the south-western side of Salisbury Road in Totton, being immediately adjacent to the Council owned development site at 39 Salisbury Road which was acquired for future affordable housing development in 2019. The rear garden of the property abuts the access road that serves the NFDC owned Westfield car park.

2.2 The existing property dates back to the mid-1930s and was acquired by Hampshire County Council in 1993. Since Planning Permission was granted for a change of use in 1997, 37 Salisbury Road has been leased to local Registered Charity ‘It’s Your Choice’ as an office and drop-in centre providing services to young people. Originally built as a detached private residence the property has been altered over the years to meet it’s more recent requirements and would best be described as in tired condition.

2.3 As part of a renewed business plan, It’s Your Choice is now looking to move to new premises within Totton and arrangements are in place to collocate with Citizens Advice in Water Street.

2.4 The acquisition of this property will result in two significant benefits. Firstly creating an opportunity to advance redevelopment options for 39 and 37 Salisbury Road on a joint basis for affordable housing (subject to planning). Secondly the proposed terms agreed between New Forest District Council and Hampshire County Council will help to finance the relocation of Its Your Choice, creating a long-term future for this valued charity and its local services to young people.

3. THE PROPOSAL

3.1 In August 2018 Planning permission was granted for the erection of 8 flats at 39 Salisbury Road (Planning ref: 18/10724). However due to ongoing discussions with Its Your Choice and Hampshire County Council over the future of 37 Salisbury Road, plans for the neighbouring site have been held.

- 3.2 During more recent months, Its Your Choice identified and have since entered advanced discussions with Citizen's Advice (Totton) and their landlord with a view to collocating their respective services.
- 3.3 With an identified destination it has been possible to formalise a mutually acceptable agreement between Hampshire County Council, New Forest District Council and Its Your Choice. This will result in the sale of 37 Salisbury Road to the District Council at a sum below market level and a financial contribution to the Registered Charity by New Forest District Council - sufficient to cover the majority of works required to the newly shared office space – without exceeding residential market value.
- 3.4 Financial details are contained within the confidential appendix, however, it can be confirmed that the combined acquisition cost (i.e. the purchase price of the property plus the contribution towards the Charities relocation and works cost), does not exceed the open market value of 37 Salisbury Road, based upon residential use as determined by an external RICS Valuer.
- 3.5 It should be noted that the confirmed valuation reflects the existing property based upon residential use, however, it is envisaged that 37 and 39 Salisbury Road will be redeveloped. Development options for the combined site will be moved forward with urgency.

4. CONSULTATIONS

- 4.1 The proposed acquisition and future options have been discussed with senior officers in Housing who support the concept and the suitability of the location for a future affordable housing scheme. Established and indicative planning principles suggest that appropriate redevelopment options for the combined site could be favourably received.

5. STATUTORY AUTHORITY

- 5.1 S17 (1b) of the Housing Act 1985 provides general statutory powers for the Council to acquire land and property.

6. CONCLUSIONS

- 6.1 The Council continues to search for suitable development and redevelopment sites across the District to meet its affordable housing delivery targets. The acquisition of 37 Salisbury Road would not only contribute to that priority objective but as this report confirms, the step would also help to preserve and sustain a valued local service which will continue to benefit the young people of Totton and the wider District.

7. FINANCIAL IMPLICATIONS

- 7.1 In February 2020 Council approved a 2020/21 budget of £9m for the Housing Acquisition and Development Programme. Decisions on individual sites or properties are made by the Housing Services Portfolio Holder. The acquisition proposed in this report is covered within the current approved budget.

8. CRIME & DISORDER IMPLICATIONS

- 8.1 None

9. ENVIRONMENTAL IMPLICATIONS

- 9.1 None

10. EQUALITY & DIVERSITY IMPLICATIONS

10.1 None

11. RECOMMENDATIONS

11.1 It is recommended that the District Council acquires the freehold interest in 37 Salisbury Road, Totton from Hampshire County Council; and reflecting an agreed discount to market value, makes a commensurate financial contribution towards the relocation and related building costs being incurred by the current occupier and registered charity, Its Your Choice.

12. PORTFOLIO HOLDER ENDORSEMENT

I have agreed to the recommendations in this report and the Confidential Appendix 1.

Sign: CLLR J CLEARY

Date: 1 October 2020

For further information contact:

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Background Papers:

Planning Application Ref No: 18/10724
Cabinet Agenda and Minutes from 5th
February 2020 – Agenda Item No:61 –
Capital Strategy 2020/21

Date on which notice given of this decision – 1 October 2020

Last date for call in – 8 October 2020

Plan 1

