

SALE OF 11 SCHOOL ROAD, HYTHE, SO45 6BJ

1. Introduction

This report seeks approval from the Portfolio Holder for Housing and Communities and Finance & Efficiency to sell the freehold interest in the above mentioned property with vacant possession.

2. Background

11 School Road is situated within a conservation area and close to the central amenities of Hythe. The road has a mix of dwelling types from differing ages and as the name suggests is home to a Hythe Primary School.

It is a Victorian mid-terrace house, originally built as coastguard cottages. It currently comprises ground floor; bathroom, kitchen and two reception rooms and two bedrooms on the first floor. It also has the benefit of a large brick outbuilding and larger than average rear garden when compared to adjoining properties.

The property was acquired by the Council under the Housing Act 1957 and was used for social housing until the property became vacant in 2016. The other properties have been sold under Right to Buy and the rear boundary adjoins the Council's New Street car park.

The only legal access is to a door at the rear of the property via either of the adjoining private gardens. It requires a new bathroom, kitchen and complete interior redecoration. The ground floor is split over two levels and the stairs have narrow treads. These features mean the Council's preferred option is to reinvest the money from this proposed sale into other newer properties which meet our needs better.

3. Proposal

The Estates & Valuations team have taken advice from Fox & Sons Auctioneers who believe that if the property is sold in its current condition it may achieve a sum in the region of £180,000. Potential purchasers will be motivated by the location, character of the property and the ability update the interior decoration and garden to a style and specification which meets their needs.

A location plan of the property is attached.

The Capital receipt from the sale of the property will be put into the Housing Capital Programme to invest in further Council Housing.

It is proposed that the property be sold by auction. Estates & Valuations recommend appointing Fox & Sons Southampton Office who has a dedicated auction department covering the region and have performed well, getting good results for the Council in previous auctions on competitive terms. The next auction is on 30th March 2017 and the final date for confirming entry of 3rd March. The next auction date after that is 11th April.

4. Consultation

The Council's Housing Asset Management Group has indicated that the property is surplus to requirements.

The General Housing Consents 2013 (March) provide Secretary of State Approval for disposal of the property with Vacant possession at Market Value.

5. Financial Implications

The anticipated financial receipt is in the region of £180,000.

The property is currently vacant and currently produces no income. Sale will enable the capital receipt to be reinvested within HRA in achieving the Councils objectives.

6. Environmental Implications

None

7. Crime and Disorder Implications

None

8. Recommendations

It is recommended that the Council sells 11 School Road on the open market by way of auction, subject to an appropriate reserve price.

I agree the recommendation

CLLR J L CLEARY

Councillor Jill Cleary
Portfolio Holder for Portfolio Holder Housing and Communities

I agree the recommendation

CLLR J D HERON

Councillor Jeremy Heron
Portfolio Holder for Finance and Efficiency

Date;

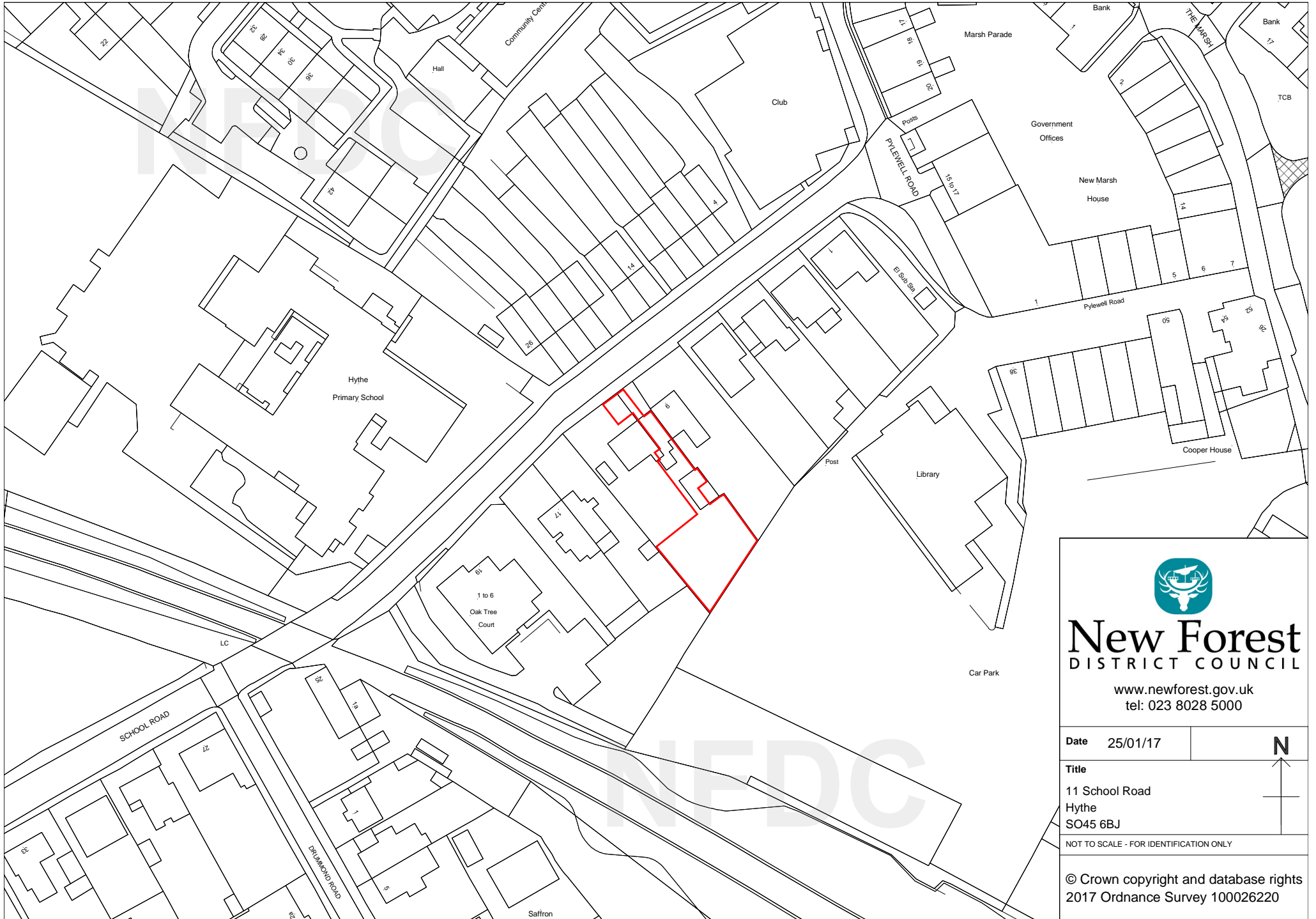
1 February 2017

Date Notice of Decision Given:

1 February 2017

Last Date for Call-in:

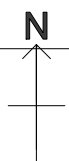
8 February 2017



New Forest
DISTRICT COUNCIL

www.newforest.gov.uk
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Date 25/01/17



Title
11 School Road
Hythe
SO45 6BJ

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