

## **HOUSING SERVICES HOLDER DECISION – 13 APRIL 2018**

### **PURCHASE OF 129 ASHLEY ROAD, NEW MILTON, BH25 5BL**

#### **1. INTRODUCTION**

- 1.1 This report seeks approval from the Portfolio Holder for Housing Services to purchase the freehold interest in the above mentioned property with vacant possession.

#### **2. BACKGROUND**

- 2.1 129 Ashley Road is situated on a main road, 0.75 miles from the centre of New Milton; it has good transport links to most major towns by bus and train. It is opposite a row of local shops incorporating a large convenience store, pharmacy and takeaways.
- 2.2 A location plan of the property is attached for information purposes only.
- 2.3 The property is an extended turn of the century detached house converted into a care home. The property was previously used for housing young adults on the autism spectrum 24/7. The facility was run by a Housing Association and the extra care was funded by Hampshire County Council.
- 2.4 It has been maintained to a basic standard. The interior is dated and it has an institutional feel. The property is on a level site, with a low maintenance rear garden and a detached garage plus car port.

#### **3. PROPOSAL**

- 3.1 The Estates and Valuations team have conducted negotiations and agreed a price of £410,000 in competition with other interest in the property. Estates and Valuation are of the opinion that the price agreed represents fair value taking into account that if there was no demand for the current care type use the building would have potential for conversion to private residential flats.
- 3.2 It is proposed to convert the building into units of accommodation to contribute towards the urgent need for temporary accommodation for homeless persons. The optimum conversion / extension potential of the building is currently being identified and the costs of the works will be estimated upon completion of the design work. The conversion will require a Change of Use planning application and associated compliance with Building Regulations and other related legislation.
- 3.3 Preliminary informal advice from this Council's planning department has referred to a presumption against development that involves the loss of health, social and other publically provided community services. The existing care home use would fall within this category and so its loss and any change of use would need to be considered in the light of this policy. However, and having regard to the corporate requirement for homeless hostels and to reduce homelessness, it is believed that a case can be made to permit the proposed use. In view of other interest in the property it has not been possible to negotiate the acquisition on a subject to planning basis. When the planning application is submitted in due course it will be supported with a statement setting out justification for the need for the proposed use and having regard to the requirements of this policy.

#### **4. CONCLUSION**

- 4.1 The proposals have been discussed with senior officers in Housing who are supportive of this acquisition. They have confirmed that the property is well located to contribute towards the reduction of homelessness in the District.

#### **5. FINANCIAL IMPLICATIONS**

- 5.1 The Initial financial cost is in the region of £410,000 plus acquisition costs.
- 5.2 The costs of conversion will be identified post acquisition.
- 5.3 The cost of the purchase and future conversion will come from the Housing Revenue Account (HRA).
- 5.4 The converted property will generate rental income within the HRA to be further utilised in achieving the Council's objectives.

#### **6. CRIME & DISORDER IMPLICATIONS**

- 6.1 Eventual re-occupation of the property in due course will reduce the risk of vandalism that can occur with vacant properties, the current risk will be minimised by regular inspection and maintenance of the property.

#### **7. ENVIRONMENTAL IMPLICATIONS, EQUALITY & DIVERSITY IMPLICATIONS**

- 7.1 None.

#### **8. RECOMMENDATIONS**

- 8.1 It is recommended that the Council acquires 129 Ashley Road, Ashley, New Milton, BH25 5BL for the sum of £410,000 freehold with vacant possession.

#### **9. PORTFOLIO HOLDER DECISION**

**I agree the recommendations contained within paragraph 8.1 of this report.**

**Signed: CLLR J L CLEARY**

**Date: 13 APRIL 2018**

**Date notice of decision given: 13 April 2018**

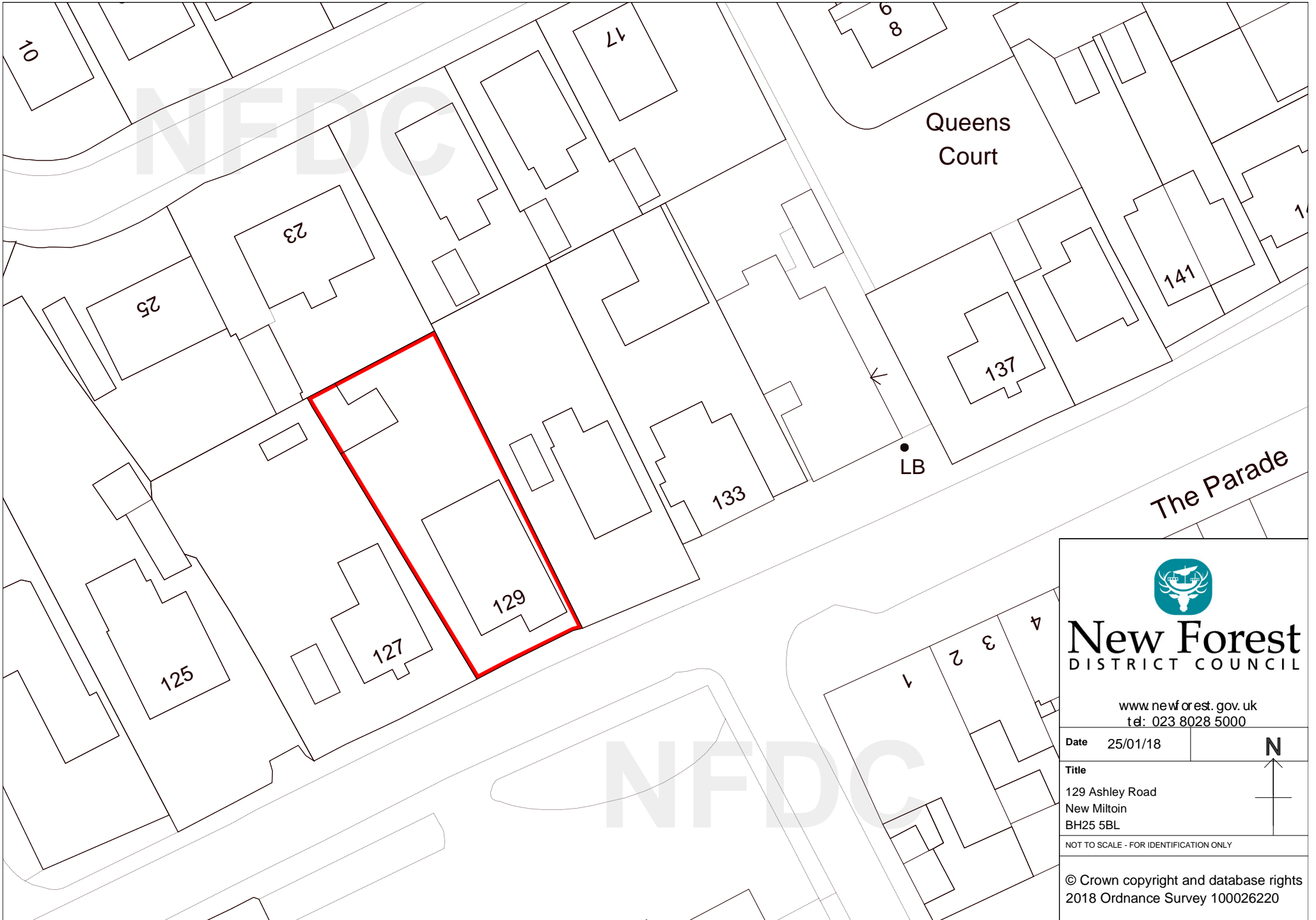
**Last Date for Call in: 20 April 2018**

**For further information contact:**

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**Background Papers:**

None

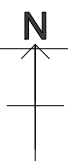


**New Forest**  
DISTRICT COUNCIL

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Date 25/01/18

Title  
129 Ashley Road  
New Milton  
BH25 5BL



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