

Report to: HOUSING ADVISORY BOARD – 27th May 2005
EXECUTIVE BOARD – 13th June 2005

LAND AT DAISY BANK, ABINGDON - DISPOSAL

Report of: <i>Assistant Estates Surveyor</i>	WARDS AFFECTED Not in City
Report Author: <i>Peter Chilton</i>	
Lead Member Responsible: <i>Councillor Ed Turner Housing Portfolio Holder</i>	
Overview and Scrutiny Committee Responsibility: <i>Housing Finance</i>	
Key Decision: <i>No</i>	

SUMMARY AND RECOMMENDATIONS

This report arises from a decision by the Housing Services Business Manager, upon advice from the Housing Advisory Board, to sell land at Daisy Bank for social housing. This report is the second of the two reports needed for disposals, namely the report that sets out the proposed use of the land by the purchaser and the terms of the disposal. The proposed use is for housing as described in paragraphs 3 and 4 and the terms are contained in the confidential annex.

The subject matter of this report has no additional staffing implications. The disposal of this land, if agreed, will result in a capital receipt to the Council.

This report supports the Council's vision because it helps to maintain the Council's financial stability.

The Housing Advisory Board is invited to advise the Strategic Director, Housing, Health and Community that he might wish to advise the Executive Board to dispose of the freehold interest in land at Daisy Bank, Abingdon to the Vale of White Horse Housing Association. The Executive Board has already agreed that the receipt from the disposal be used towards the achievement of the Council's Decent Homes Standard.

The report includes a confidential annex that contains details of the offer from the Vale of White Horse Housing Association for the purchase of the land.

1. At its meeting on 27th January 2005 (minute 44) the Housing Advisory Board resolved to advise the Housing Services Manager that in the exercise of her delegated powers she might act upon the Board's advice that the land shown on the plan be disposed of for social housing provided that the Council obtained nomination rights to the properties. (See Appendix A for plan showing disposal land edged black).

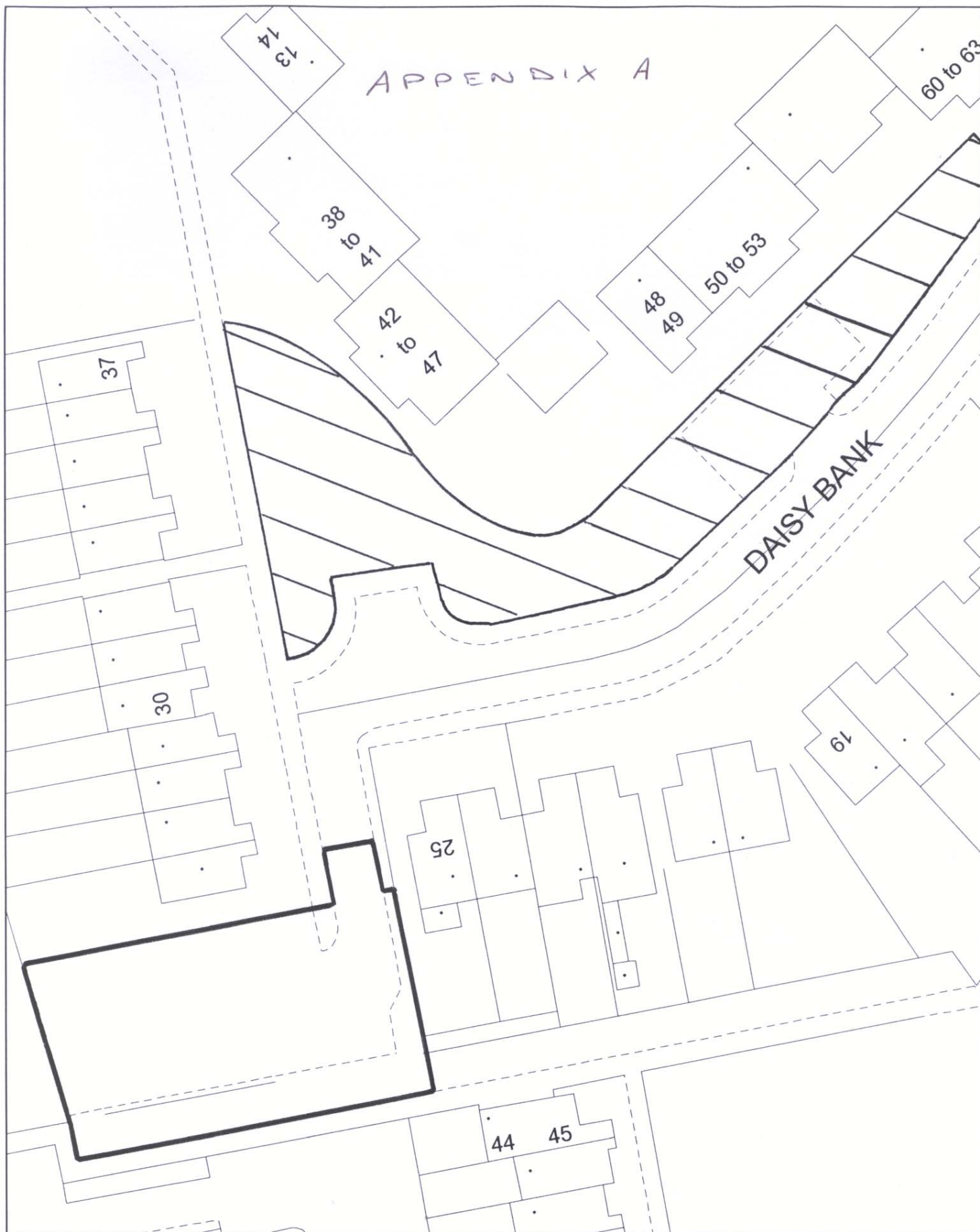
2. At its meeting 10th January 2005 the Executive Board resolved to:-
- (1) agree that the receipts from the disposal of land at Daisy Bank, Abingdon, be used towards the Decent Homes Standard in Oxford;
 - (2) note the concerns of the Section151 Officer & the Monitoring Officer in respect of disposal of land at less than best value.
3. Vale of White Horse District Council planning authority granted approval to an outline planning application for 4 flats and 1 house on 15th November 2001. The permission was granted subject to several conditions being fulfilled, including the requirement to obtain the prior written approval to the design, external appearance of the site and landscaping for which further plans would need to be submitted. It was also a condition of the S106 agreement that replacement off-street car parking is completed before the residential development commences.
4. On the basis of the outline planning consent received, the Vale Housing Association has offered a sum to purchase the site, replace the car park at its cost and give the City nomination rights, subject to obtaining a full planning permission for the residential development. Their offer to is also conditional upon obtaining Housing Corporation funding for a rented rather than a shared ownership scheme. This offer is considered by Officers to be acceptable, having regard to the independent valuation of the site, the cost of the replacement car park and the value of the nomination rights as itemised in Appendix B.
5. It is recommended that the offer from the Vale of White Horse Housing Association be accepted because it represents market value.
6. If the Executive Board agrees that the land is disposed of to the Vale Housing Association, the following timetable is anticipated:-

Exchange/Completion – summer 2005
Start on replacement car park - late autumn

**THIS REPORT HAS BEEN SEEN AND APPROVED BY
COUNCILLOR ED TURNER, HOUSING PORTFOLIO HOLDER
GRAHAM STRATFORD, ACTING BUSINESS MANAGER, HOUSING SERVICES
LINDSAY CANE AND WILLIAM REED, LEGAL & DEMOCRATIC SERVICES
BUSINESS UNIT
DAVID HIGGINS, GROUP ACCOUNTANT - HOUSING SERVICES**

Background papers: None.

APPENDIX A



Title: PARKING COURT AT DAISY BANK

Scale: 1:500; Map Reference: SU5097NE

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OXFORD CITY COUNCIL
Financial & Asset Management