

Report of: Head of Finance

To: Executive Board

Date: 4th February 2008

Item No:

Title of Report : Disposal of Rowlands House, Risinghurst



Summary and Recommendations



Purpose of report: To seek Executive Board approval to dispose of this former sheltered housing property under the terms of Clause 20.20(c) of the Constitution



Key decision: No

Portfolio Holder: Councillor Patrick Murray

Scrutiny Responsibility: Housing



Ward(s) affected: Risinghurst

Report approved by:



Councillor Patrick Murray – Portfolio Holder



Thomas Bourton – Head of Oxford City Homes



Jeremy King – Legal and Democratic Services



Summers – Finance



Policy Framework: To meet the Decent Homes target by 2010

The Board is recommended to approve :

1. the disposal of the asset to bidder A and authorise the Head of Finance to proceed with a disposal satisfying the requirements of Clause 20.20 (c) of the Constitution
2. should bidder A not proceed, authorise the Head of Finance to proceed with a disposal at the maximum price achievable in excess of the independent valuation of £1.4 million.

Summary

1. The purpose of this report is to seek Executive Board approval to dispose of this asset.

Background

2. On the 19th February Executive Board approved the disposal of the sheltered housing accommodation at Rowlands House Risinghurst and that the receipts of sale should be used towards the Decent Homes target. This followed the prior approval of the Housing Scrutiny Committee and Housing Advisory Board.
3. Following the Executive Board decision the occupiers were consulted about their preferences for relocation and a programme of decanting to other undertaken.
4. At the date of the report writing there is only 1 remaining occupier who has agreed to vacate in late January 2008.

Marketing

5. Having established the programme of vacation commercial agents (Cluttons) were appointed in May 2007 to provide valuation advice and begin a marketing campaign.
6. The value of the site was estimated at around £1.4 million and so a full colour brochure with plans location maps and an asking price seeking offers in excess of £1.4 million.
7. Following a 4 month campaign and a best and final bids deadline of late October six serious offers were made to our agents as set out in the attached Appendix.
8. As most of the offers received were unconditional or subject only to vacant possession the agents have based their recommendation only on achieving the highest price.
9. Having established that Bidder A has the funds available and offered being considerably in excess of both the under bidder and the agents valuation is the preferred purchaser.
10. Officers have sought the consent of the Secretary of State to dispose of the asset. It is not anticipated that this will be refused.

Recommendation

11. That the Executive Board approves of
- a) the disposal of the asset to bidder A and thus authorises the Head of Finance to proceed with a disposal satisfying the requirements of Clause 20.20 (c) of the Constitution.
 - b) Should bidder A not proceed authorise the Head of Finance to proceed with a disposal at the maximum price achievable in excess of the independent valuation of £1.4 million.

Background papers: None

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