

Report of: Head of Finance

To: Executive Board

Date: 4th February 2008

Item No:

Title of Report : DISPOSAL OF 202 COWLEY ROAD, OXFORD



Summary and Recommendations



Purpose of report:



This report arises from a decision by Executive Board on the 29th January 2007, which approved the disposal and marketing of 202 Cowley Road. This report outlines the process adopted and makes a recommendation to proceed with the best achievable price. It constitutes the report required by Contract Rule 20.20.c

Key decision:

No



Portfolio Holder:

Councillor Patrick Murray

Scrutiny Responsibility: Finance

Ward(s) affected:

All

Report

Approved by:



Councillor Patrick Murray (Improving Housing)
 Jeremy Thomas (Legal and Democratic Services)
 John Kulasek (Finance & Asset Management)
 Sarah Fogden & Penny Gardner (Finance & Asset Management)
 Chris Pyle (Oxford City Homes)

Policy Framework:



To meet the Decent Homes Target by 31st December 2010

Recommendations:



Executive Board is recommended to approve acceptance of the best offer currently available as detailed in the Confidential Appendix to this report. In the event that the proposed purchase does not proceed at this level, the Board is requested to permit the Financial & Asset Business Manager to proceed with a sale at the next best achievable price, at or above open market value.



1. The disposal of this property follows the authorised January 2007 Executive Board report to market this property on the open market.
2. Vacant possession of the property was obtained in October, following which, the property was marketed by an external agent over a 3-week period, during November and December 2007.
3. Three offers were received for the property during the course of marketing with the offers as set out in section 1 of the “Not for Publication” Appendix to this report. The highest bidder, with whom it is proposed that the Council should proceed, has provided satisfactory evidence of financial ability to proceed and provided an offer in excess of the current open market value.
4. It is understood that the highest bidder has finance arrangements in place and wishes to use the property as their principal home.
5. Prior to the property being marketed by the external agent, an open market valuation was carried out. The current open market valuation is detailed in section 3 of the appendix. In view of this, it is considered that the offer detailed in section 2 of the Appendix should be accepted.
6. In the event that the purchaser does not proceed at this level, the Board is requested to permit the Financial & Asset Business Manager to proceed with a sale to the next highest bidder, to be at or above the figure in section 3 of the Appendix.
7. As the property is part of the HRA assets and the proposed sale is to an individual above full market value, the consent of the Secretary of State will not be required as this proposed disposal is covered by Section A of the General Consents in Section 32 of the Housing Act 1985.

Name and contact details of author: Ruth Whelan – 01865 252135
rwhelan@oxford.gov.uk

Background papers: None.

