

Report to Portfolio Holder for Resources and Reputation

Subject: Transfer of 8a Wollaton Avenue to Housing Needs

Date: 13 March 2018

Author: Service Manager - Property

Wards Affected

1 Phoenix

Purpose

2 This report appraises the Council's use of the flat at 8a Wollaton Avenue and, in view of the need for temporary accommodation, recommends that the Portfolio Holder approves the transfer of 8a Wollaton Avenue to the Housing Needs Department.

Key Decision

3 This is not a Key Decision.

Background

4 The Council owns several flats above shops and much of this accommodation is used to house people for whom we have a statutory responsibility whilst they are assessed under homeless legislation.

5 In 2014 the decision was taken to transfer 8a Wollaton Avenue to the Property department as the need for homeless accommodation was decreasing and the property was deemed surplus. In addition, it required some works to bring it up to a compliant, lettable standard. (These works have since been carried out and there is no work required to the accommodation at present).

6 Options to sell the accommodation were explored but the Council decided to retain the property as it adjoins the Sherwood E Act site which might be redeveloped in the future.

7 In the meantime the need for homeless accommodation has increased and the Housing Needs department has confirmed their requirement to use this accommodation again.

Proposal

8 It is proposed that:

- (a) 8a Wollaton Avenue, a 2 bedroomed, compliant for temporary accommodation, first floor flat, in the Council's ownership, is transferred back to the Housing Needs department.

Alternative Options

- 9 An alternative option would be to retain the accommodation within the Property department and let it out privately. In order to do avoid private tenants potentially becoming eligible to claim the Right to Buy the Council would have to let the property to a business which could then let it on to private individuals. This would mean that the Council would obtain a lower than market rent for the property. It is likely that the costs associated with finding temporary accommodation outside of the Council's ownership would outweigh any income from private tenants.
- 10 Another option would be to sell the property. As it is not certain whether the property will be linked to any future redevelopment of the Sherwood E Act site and because there is demand for homeless accommodation it would seem preferable to transfer the property to Housing Needs.

Financial Implications

- 11 There is currently no income stream from 8a Wollaton Avenue.
- 12 Transferring the property back to Housing Needs will mean that the Council will have to spend less per annum in terms of temporary accommodation budget.

Appendices

- 13 Appendix 1- Plan showing 8a Wollaton Avenue edged red.

Background Papers

- 14 None identified.

Recommendation

15 **THAT:**

- (a) 8a Wollaton Avenue is transferred to the Housing Needs Department to be used for temporary accommodation.

Reasons for Recommendations

16 The reasons for these recommendations are as follows:

- (a) 8a Wollaton Avenue would be more effectively used by the Housing Needs department than the Property department.
- (b) The property requires no works to make it fit for purpose.
- (c) Use of 8a Wollaton Avenue by Housing Needs will mean that the Council will have to spend less per annum in terms of temporary accommodation budget.
- (d) It would not be advisable to consider sale of the property until such a time as the future of the Sherwood E Act site is known