

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 16 MARCH 2005

PROPOSED DISPOSAL OF 4 SORN ROAD, AUCHINLECK

Report by Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1 To advise members of the poor condition of the property at 4 Sorn Road, Auchinleck and to recommend that the property be declared surplus to requirements, and referred to the Executive Director of Development and Property Services for disposal on the open market for in accordance with the Council's agreed procedures.

2. BACKGROUND

- 2.1 The property comprises one 2 apartment and one 3 apartment house and was purchased in 1969 by the former Ayr County Council from Mrs J B Russell who was the tenant of the 3 apartment house until her death on 6 December 2004.
- 2.2 The 2 apartment flat was vacated in 1980 and is in extremely poor condition. The 3 apartment house is also in very poor condition. Detailed reports from the Council's Housing Officers have highlighted that the building suffers from severe rising and penetrating damp which has caused significant damage to the building. Timber flooring in several rooms is rotten. The property also requires rewiring and re-roofing. Further improvements are required to the fabric of the building and to improve internal services, including the refurbishment of kitchen and toilet.
- 2.3 It is estimated that a minimum budget of £30,000 would be required to carry out necessary works to the building fabric and internal services.
- 2.4 The property is held on the Housing Revenue Account and accordingly any decision to declare the property surplus to requirements requires the approval of this Committee.

3. CURRENT POSITION

- 3.1 The Local Member has been consulted and offers no objection to the sale of the property.

4. FINANCIAL IMPLICATIONS

- 4.1 Any income received from the sale will be a receipt to the Housing Capital Account.

5. LEGAL IMPLICATIONS

- 5.1 As the property is held on the Housing Revenue Account, the consent of the Scottish Executive is required in terms of Section 12 (7) of the Housing (Scotland) Act 1987.

6. POLICY IMPLICATIONS

- 6.1 It is normal Council Policy to advertise buildings and land for sale on the open market unless there are special reasons to do otherwise.

7. CONCLUSIONS

- 7.1 The sale of the property would save considerable housing revenue investment and secure a capital receipt.

8. RECOMMENDATIONS

- 8.1 The Committee are recommended to:
- (i) Declare the property at 4 Sorn Road, Auchinleck surplus to requirements; and
 - (ii) Authorise the Executive Director of Development and Property Services to dispose of the property in accordance with the Council's agreed procedures.

William Stafford
Executive Director of Neighbourhood Services

CMCA/PG/LA

1 March 2005

LIST OF BACKGROUND PAPERS

Nil

For further information please contact Paddy Gray, Area Housing Manager on 01563 555445
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