

CYNGOR SIR POWYS COUNTY COUNCIL

REPORT FOR DELEGATED DECISION

By

County Councillor James Evans

Portfolio Holder for Corporate Governance, Housing and Public Protection

Date

REPORT AUTHOR: Head of Housing

SUBJECT: Declaration of 5 Conway Street, Brecon as surplus to requirements

REPORT FOR: Decision

1. Summary

1.1. This report seeks approval to declare 5 Conway Street, Brecon as surplus to requirements, to enable the property to be disposed of on the open market.

2. Proposal

2.1. The property, known as 5 Conway Street is a reasonably large house built around 1900, which is owned by the Housing Revenue Account (HRA) and was previously converted into four bedsits. The property has been used to house single occupants and fulfilled a significant need in the local housing market.

2.2. However, and following a structural survey, the property was deemed as being in significant disrepair to both the external envelope (structural movement to front elevation) and to the interior. The property would not be able to be refurbished to meet WHQS standard. The accommodation it provides is small and cramped and no longer suitable for our needs. The level of disrepair is such that none of the units were suitable for letting.

2.3. On the 11th January 2017, the Portfolio Holder for Property, Buildings and Housing took the decision to close Conway Street, enabling the Housing Service to rehouse and compensate the two secure tenants who were living in the property at the time and to demolish the property, enabling the site to be redeveloped (see appendix 1). However and since that date, no demolition or redevelopment occurred and the 4 units have been vacant for a total of 491 weeks, the most recent property becoming vacant in May 2017, the earliest becoming void in March 2015. Total rent loss for the four units equates to £33,118.

2.4. It became apparent that the site was too small and constrained to make redevelopment a straightforward proposition and the property is located on a narrow street making access to the site difficult. In addition, the property is in a conservation area, planning consent for its demolition will also not be a straightforward matter. It is therefore proposed that the property is declared surplus to requirements to enable it to be disposed of on the open market.

2.5 The Housing Service has subsequently been offered a similar sized site by the Church in Wales in Brecon which would have better access and opportunity. Any proceeds from the sale of Conway Street could be used to purchase this site, subject to feasibility study demonstrating future prospects for development.

3 **Vision 2025**

3.3 This initiative will help us to develop a vibrant economy by enabling the private sector to redevelop the property into good quality accommodation.

4 **Options Considered/Available**

4.1 Alternative options are:

4.2 **Refurbishment/Redevelopment** – This option is prohibitively expensive and we will not improve the size of the small bedsit accommodation currently provided.

4.3 **Disposal** – We could receive a one-off capital receipt from the sale of the property.

5 **Preferred Choice and Reasons**

5.1 That the property is declared surplus to requirements and disposed of.

6 **Sustainability and Environmental Issues/Equalities/Crime and Disorder,/Welsh Language/Other Policies etc**

6.1 The provision of better housing in Brecon will support sustainability and environmental issues.

7 **Children and Young People's Impact Statement - Safeguarding and Wellbeing**

7.1 There are no issues in respect of safeguarding children in regards to this proposal.

8 **Local Member(s)**

8.1 The local member for Brecon has been fully briefed on our proposals and is in full support of the proposed approach.

9 **Other Front Line Services**

9.1 This matter will not have an effect on other frontline Services

10 **Support Services (Legal, Finance, HR, ICT, BPU)**

- 10.1 Legal: Professional Lead for Legal supports the recommendation and can confirm that legal services will support the Housing service in any subsequent disposal of the property.
- 10.2 Finance: The Finance Business Partner notes the content of the report to declare 5 Conway Street surplus to requirements in order that it can be disposed of. The rental income loss for the four units is £33,118 per annum. The loss of this income or the costs of refurbishment, if the property were to be retained, need to be adjusted and accommodated within the Housing Revenue Account Business Plan. If sold the Capital receipt will support the HRA Capital Programme. The property is included in the Asset Register at a value of £42,668. Any loss or surplus on disposal will be adjusted within the unusable reserves.

11 Local Service Board/Partnerships/Stakeholders etc

- 11.1 This is a specific Housing Management matter.

12 Communications

- 12.1 The Housing Service has already consulted with the County Councillor.

13 Statutory Officers

- 13.1 The Deputy Monitoring Officer notes the contents of the report and has nothing further to add.
- 13.2 The Head of Financial Services (Deputy S151 Officer) notes the comments of the Finance Business Partner.

14 Members' Interests

- 14.1 The Monitoring Officer is not aware of any specific interests that may arise in relation to this report. If the Portfolio Holder has an interest he should declare it, complete the relevant notification form and refer the matter to the cabinet for decision.

Recommendation:	Reason for Recommendation:
1. That 5 Conway Street is declared surplus to requirements.	1. To allow for disposal of the property

Relevant Policy (ies):	
Within Policy:	Y
Within Budget:	Y

Relevant Local Member(s):	All members
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Person(s) To Implement Decision:	Head of Housing
Date By When Decision To Be Implemented:	

Contact Officer Name:	Tel:	Fax:	Email:
Simon Inkson			simon.inkson@powys.gov.uk

Appendix 1



Closure Demolition
and Rebuild of 5 Co