

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 7 September 2015

Portfolio:	Policy and Resources / Health and Housing
Subject:	Purchase of Garages - Wynton Way, Fareham
Report of:	Director of Finance and Resources & Director of Community
Strategy/Policy:	Asset Management Plan Housing Strategy
Corporate Objective:	A dynamic, prudent and progressive Council A balanced housing market

Purpose:

To report a change to the terms provisionally agreed for the purchase of two garages at Wynton Way, Fareham as approved by the Executive on 1 December 2014.

Executive summary:

The Executive were advised in a report considered on 1 December 2014 that the majority of the site as shown for identification purposes only on Appendix B is owned by the Council and includes 19 garages in two blocks. The garages are in low demand with 7 let to tenants and 10 currently empty. The other 2 garages, as shown shaded on the plan, were sold in 1984 and 1985 under the Right to Buy Scheme, subsequently resold and are therefore in private ownership.

The land in Council ownership is included in the current Strategic Housing Land Availability Assessment and has long been regarded as potentially suitable for a housing redevelopment. The opportunity had arisen to purchase the two garages not in FBC ownership which will facilitate in conjunction with the Hampshire County Council (HCC) adjoining land as shown on Appendix B, a future affordable housing scheme. Discussions with HCC for the purchase of their land are taking place. The terms provisionally agreed for the purchase of the two garages are set out in the confidential Appendix A. This includes a change to the terms and the reason why this is necessary.

Recommendation/Recommended Option:

That the Executive approves the revised terms provisionally agreed for the purchase of two garages at Wynton Way, Fareham, as set out in confidential Appendix A.

Reason:

To obtain the approval to the revised terms provisionally agreed for the purchase of two garages at Wynton Way, Fareham.

Cost of proposals:

The purchase price is set out in the confidential Appendix A.

Appendices:

A: Confidential appendix setting out the revised terms provisionally agreed for the purchase of two garages located at Wynton Way, Fareham. (Exempt By virtue of paragraph (3) of Part 1 of Schedule 12A of the Local Government Act 1972.)

B: Site Plan

Background papers:

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Executive Briefing Paper

Date: 7 September 2015

Subject: Purchase of Garages - Wynton Way, Fareham

Briefing by: Director of Finance and Resources & Director of Community

Portfolio: Policy and Resources/Health and Housing

INTRODUCTION

1. As the Executive were advised in a report which they considered on 1 December 2014 the majority of the site as shown for identification purposes only on Appendix B is owned by the Council and includes 19 garages in two blocks. The garages are in low demand with only 7 let to tenants and 10 currently empty. Vacant possession of the 7 tenanted garages can be obtained by the Council. However 2 of the garages as shown shaded on the plan were sold to housing tenants in 1984 and 1985 under the Right to Buy Scheme and subsequently purchased by the current owner in 2007 and 2008. The garages are therefore in private ownership.
2. The land in Council ownership is included in the current Strategic Housing Land Availability Assessment and has long been regarded as potentially suitable for a housing redevelopment. An opportunity arose to re-purchase the 2 garages which will facilitate in conjunction with Hampshire County Council's (HCC) adjoining land as shown on Appendix B, a future housing scheme of circa 13 properties subject to planning. Discussions with HCC to purchase the land in their ownership are taking place.

TERMS AGREED FOR PURCHASE

3. Negotiations for the purchase of the 2 garages were undertaken with the owner. This will achieve the entire site coming back under the control of the Council and paves the way for the housing scheme mentioned in paragraph 2. The terms provisionally agreed for the purchase and approved by the Executive on 1 December 2014 are set out in the confidential Appendix A. The confidential Appendix A also includes a change to the terms and the reason why this is necessary.

FINANCIAL IMPLICATIONS

4. The cost of the purchase of the garages will be funded from the Housing Revenue Account.

CONCLUSION

5. Revised terms have been provisionally agreed with the owner of 2 garages located at Wynton Way, Fareham. The terms are set out in the confidential Appendix A and are recommended for approval by the Executive.