

Report To:	CABINET	Date:	1 OCTOBER 2018
Heading:	34 CHATSWORTH STREET, SUTTON IN ASHFIELD – TRANSFER FROM THE GENERAL FUND TO HRA.		
Portfolio Holder:	CLLR JASON ZADROZNY – LEADER OF THE COUNCIL		
Ward/s:	CENTRAL AND NEW CROSS		
Key Decision:	NO		
Subject to Call-In:	YES		

Purpose of Report

To seek authority to appropriate 34 Chatsworth Street, Sutton in Ashfield, from being an asset held within the General Fund, into the Housing Revenue Account, to allow it to be added into the social housing stock.

Recommendation(s)

To provide approval to appropriate the property of 34 Chatsworth Street, Sutton in Ashfield, from the General fund to the HRA, for the transfer value of £70,000.

Reasons for Recommendation(s)

To allow 34 Chatsworth Street to be used for social housing.

Alternative Options Considered

The alternative would be to not appropriate the property into the HRA. If sold (as opposed to appropriated into the HRA) this would still provide a capital receipt but would not increase social housing in the area.

Detailed Information

The Council purchased the terraced house, 34 Chatsworth Street, on 10 November 2014 for £65,000. The reason for purchase was to provide a base for the New Cross Project, which was to provide a base for a multiagency approach to reduce crime and antisocial behaviour in the area.

The building is now no longer required for this purpose, so the appropriation to the HRA will allow it to be returned to a residential use as part of the ADC social housing stock.

The building has been independently valued at £70,000 and it is proposed to transfer it into the HRA for this capital value.

Implications

Corporate Plan:

Increasing the number of social housing properties is a key strategic priority and a key action within the Housing Strategy.

Legal:

In accordance with Section 122 of the Local Government Act 1972, the Council may appropriate by agreement land which belongs to the Council but is no longer required for the purpose for which it is currently held to enable the land to be used for a different Council purpose.

Finance:

Budget Area	Implication
General Fund – Revenue Budget	N/A
General Fund – Capital Programme	This transaction will result in a General Fund Capital Receipt of £70k.
Housing Revenue Account – Revenue Budget	N/A
Housing Revenue Account – Capital Programme	The HRA Capital Programme contains a budget of £1million for 2018/19 which will fund this purchase.

Risk:

Risk	Mitigation
The property would not be able to be used for social housing	By transferring the property to the HRA, it can be included in the social housing stock

Human Resources:

There are no HR implications

Equalities:

There are no equalities implications

Other Implications: N/A

Reason(s) for Urgency : N/A

Reason(s) for Exemption : N/A

Background Papers : N/A

Report Author and Contact Officer

Matthew Kirk
Commercial Property Manager
m.kirk@ashfield.gov.uk
01623 457277