

Subject **Modular Housing Scheme - Part of Beach Coach Station**

Report to **ELT – 7th October 2020**

Policy & Resources Committee – 20th October 2020

Report by **Property Asset Manager**



SUBJECT MATTER/RECOMMENDATIONS

The appropriation from the General Fund to Housing Revenue Account of land at Beach Coach Station. This proposal will support and facilitate HRA Housing development in accordance with the Corporate plan objectives.

Recommendation

That Committee: approve the appropriation of land at Beach Coach Station from the General Fund to the Housing Revenue Account for the transfer value of £280k.

1. INTRODUCTION

The Council's Corporate asset management strategy 2018-2022 sets out its commitment to continually review the use of Council assets.

Although the subject site forms part of Beach Coach Station (outlined in red Appendix 1) is under used and is needed to facilitate the proposed development of xxx modular homes.

The land in question is surplus to General Fund requirements and that the appropriation of the site from the General Fund into the Housing Revenue Account (HRA) in order to facilitate appropriate development.

Increasing the number of housing properties is a key strategic aim in the Councils Housing Strategy 2018-2023 and this will develop 18 homes.

The Council has power under S122 of The Local Government Act 1972 to appropriate land from one statutory purpose to another where: (i) The land is no longer required for the purpose for which it is currently held: and (ii) The purpose for which the land is to be appropriated is one for which the authority is empowered to acquire land by agreement. The land meets the requirements and is now no longer needed.

2. FINANCIAL IMPLICATIONS

General Fund and HRA are entirely separate Council accounts and there can be no cross-subsidy between the funds. When land and property is appropriated between the Housing revenue account and the General Fund, adjustments are required to reflect the change in the HRA capital financing requirement. The adjustments are at certified value, determined by the District Valuer or a qualified Valuer employed by the Council. In this case the value of the land has been determined at £280,000.

The plan of the location is attached as appendix 1.

3. RISK IMPLICATIONS

There are no risk implications arising from this report

4. CONCLUSIONS

The appropriation of the land shown in Appendix 1 should be undertaken as this part of Beach Coach Station is no longer required for purposes it is held and such appropriation assists in site rationalisation prior to any redevelopment of the site. The appropriation of the surplus general fund property should be undertaken as the property is no longer required for the general fund purposes for which it is held, and such appropriation assists in bringing it back into use modular housing.

Area for consideration	Comment
Monitoring Officer Consultation	Included
Section 151 Officer Consultation	Included
Existing Council Policies	See background papers
Financial Implications	Within existing budgets
Legal Implications (including human rights)	None
Risk Implications	None
Equality Issues/EQIA assessment	None
Details contained in strategy	
Crime & Disorder	None
Every Child Matters	None

APPENDIX 3 – Ordnance Survey Extract

