



To: Executive Councillor for Housing
Report by: Julia Hovells – Housing Business Manager /
Principal Accountant
Relevant scrutiny committee: Housing Date: 22nd September 2016
Scrutiny Committee
Wards affected: Market

Recommendation to sell 1 Ferry House, Midsummer Common, on the open market

Key Decision

NOT FOR PUBLICATION: The appendix to the report relates to an item during which the public is likely to be excluded from the meeting by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972: Information relating to the financial or business affairs of any particular person (including the authority holding that information)

1. Executive summary

- 1.1 1 Ferry House, Midsummer Common is a high-value HRA asset that became void on 22/08/2016. An appraisal of the options for the property has been completed, and this report provides the background and reasons for the final recommendation.
- 1.2 Due to the unique location of 1 Ferry House, it was important to the service that all options were considered. They included the following:
- a) That the Council sells the property in its current condition and with current access arrangements on the open market.
 - b) That the Council redevelops the site
 - c) That the HRA sells 1 Ferry House to the General Fund, who would then offer the property on a commercial basis, following re-classification to A1 use.
 - d) That the HRA undertake a change of use to A1 commercial use, and leases the property on the open market.
 - e) That the Council undertakes void works and re-lets the property for an annual rent to someone on the housing waiting list.

2. Recommendations

2.1 The Executive Councillor is recommended:

- a) To agree that the HRA sells 1 (The) Ferry House, a 2-bedroom detached house on Midsummer Common in Market ward on the open market. The resulting receipt will be set-aside for re-investment in future new build housing or alternatively as a contribution towards the impending government levy.
- b) The only HRA capital costs associated with option (a) will be the administrative costs of the open market disposal, as detailed in the attached appendix. These will be funded from the resulting capital receipt.

3. Background

- 3.1 The Ferry House has been leased to Cambridge Cyrenians since 2002 who have used the property as respite accommodation the staff and volunteers working at the 4, 5 & 6 Short St Hostel. With the lease due to expire in August 2016, it was deemed an appropriate time to establish whether Ferry House, a unique property in terms of its location and value, was being best utilised by the HRA.
- 3.2 It was recognised that in order for Cyrenians to continue to provide the 24hr support service to the homeless residents in the Short St Hostel (also leased from the HRA and grant-funded by the Council), it was important that a suitable alternative property could be provided. This was achieved in July 2016 with the offer, and acceptance, of an alternative town centre property. A standardised 7-year lease for both properties has now been issued.

4. Implications

(a) Financial Implications

4.1 The financial implications associated with the decision to dispose of 1 Ferry House are included in the confidential appendix (Appendix A).

(b) Staffing Implications (if not covered in Consultations Section)

4.2 The staffing implications of the proposal to dispose of 1 Ferry House are included in the confidential appendix, but are expected to met from within existing resources.

(c) Equality and Poverty Implications

4.3 An EqIA has not been completed, as the disposal of a single vacant dwelling is not anticipated to cause a negative impact on any particular equalities group

(d) **Environmental Implications**

4.4 There are no direct environmental implications associated with the decision to dispose of a single vacant dwelling, with the expectation that it will be sold and continue to be used as a dwelling asset.

(e) **Procurement**

4.5 The anticipated value of the services to market the dwelling would not be expected to require formal procurement, with the ability to obtain a direct quote for the services from a single supplier. Good practice in this market though, might indicate that there is benefit to be had from obtaining three independent prices.

(f) **Consultation and communication**

4.6 Tenant and leaseholders representatives are being consulted in respect of the proposal to dispose of an HRA asset as part of this report.

(g) **Community Safety**

4.7 There are no direct community safety implications associated with the decision to dispose of a single vacant dwelling.

5. Background papers

These background papers were used in the preparation of this report:

A. Valuation Reports – 1 Ferry House (confidential background paper)

6. Appendices

A. Appendix A – Project Appraisal for the disposal of 1 Ferry House (Confidential)

7. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

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