



WOKINGHAM BOROUGH COUNCIL

A Meeting of an **INDIVIDUAL EXECUTIVE MEMBER DECISION** will be held in the Council Chamber - Civic Offices, Shute End, Wokingham RG40 1BN on **WEDNESDAY 23 JUNE 2021 AT 1.00 PM**

Susan Parsonage
Chief Executive
Published on 15 June 2021

Note: Although non-Committee Members and members of the public are entitled to attend the meeting in person, space is very limited due to the ongoing Coronavirus pandemic. You can however participate in this meeting virtually, in line with the Council's Constitution. If you wish to participate either in person or virtually via Microsoft Teams, please contact Democratic Services. The meeting can also be watched live using the following link:
<https://youtu.be/dPYSL0oVHkM>

Please note that other people may film, record, tweet or blog from this meeting. The use of these images or recordings is not under the Council's control.



WOKINGHAM BOROUGH COUNCIL

Our Vision

A great place to live, learn, work and grow and a great place to do business

Enriching Lives

- Champion outstanding education and enable our children and young people to achieve their full potential, regardless of their background.
- Support our residents to lead happy, healthy lives and provide access to good leisure facilities to complement an active lifestyle.
- Engage and involve our communities through arts and culture and create a sense of identity which people feel part of.
- Support growth in our local economy and help to build business.

Safe, Strong, Communities

- Protect and safeguard our children, young and vulnerable people.
- Offer quality care and support, at the right time, to prevent the need for long term care.
- Nurture communities and help them to thrive.
- Ensure our borough and communities remain safe for all.

A Clean and Green Borough

- Do all we can to become carbon neutral and sustainable for the future.
- Protect our borough, keep it clean and enhance our green areas.
- Reduce our waste, improve biodiversity and increase recycling.
- Connect our parks and open spaces with green cycleways.

Right Homes, Right Places

- Offer quality, affordable, sustainable homes fit for the future.
- Build our fair share of housing with the right infrastructure to support and enable our borough to grow.
- Protect our unique places and preserve our natural environment.
- Help with your housing needs and support people to live independently in their own homes.

Keeping the Borough Moving

- Maintain and improve our roads, footpaths and cycleways.
- Tackle traffic congestion, minimise delays and disruptions.
- Enable safe and sustainable travel around the borough with good transport infrastructure.
- Promote healthy alternative travel options and support our partners to offer affordable, accessible public transport with good network links.

Changing the Way We Work for You

- Be relentlessly customer focussed.
- Work with our partners to provide efficient, effective, joined up services which are focussed around you.
- Communicate better with you, owning issues, updating on progress and responding appropriately as well as promoting what is happening in our Borough.
- Drive innovative digital ways of working that will connect our communities, businesses and customers to our services in a way that suits their needs.

For consideration by

John Kaiser, Executive Member for Finance and Housing

Officers Present

Martin Forster, Lead Specialist Repairs and Maintenance

Callum Wernham, Democratic & Electoral Services Specialist

| IMD NO. | WARD | SUBJECT | |
|-------------|--------------|--|---------------|
| IMD 2021/18 | Swallowfield | DISPOSAL OF LAND BETWEEN 14 & 15 YEOSFIELD RISELEY SWALLOWFIELD RG7 1SG | 5 - 10 |

CONTACT OFFICER

Callum Wernham Democratic & Electoral Services Specialist

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Agenda Item IMD18

INDIVIDUAL EXECUTIVE MEMBER DECISION REFERENCE IMD: 2021/18

| | |
|--|---|
| TITLE | Disposal of land between 14 & 15 Yeosfield Riseley Swallowfield RG7 1SG |
| DECISION TO BE MADE BY | Deputy Leader of the Council - John Kaiser |
| DATE, MEETING ROOM and TIME | 23 June 2021 – 13:00 Shute End, Council Chamber |
| WARD | Swallowfield; |
| DIRECTOR / KEY OFFICER | Director, Communities, Insight and Change - Keeley Clements |

PURPOSE OF REPORT (Inc Strategic Outcomes)

To recommend the sale of Land between 14 & 15 Yeosfield Riseley Swallowfield RG7 1SG that will lead to receiving a capital receipt to put towards reinvestment into new homes in conjunction with retained right to buy receipts.

It is anticipated the disposal of this asset will generate approximately £150,000 (estimate by Property Services) but the actual sale price will depend on market conditions at the time of sale.

RECOMMENDATION

That the Executive Member for Finance and Housing approves the disposal of; Land between 14 & 15 Yeosfield Riseley Swallowfield RG7 1SG.

SUMMARY OF REPORT

The report details the proposed sale of;

Land between 14 & 15 Yeosfield Riseley Swallowfield RG7 1SG, that is a vacant plot with consent granted on the 9th December 2020 for the erection of a two storey 3 bedroom detached dwelling. All the homes in Yeosfield would have originally been social housing but many of these have now been sold under the Right to Buy scheme.

Background

The 1st April 2012 introduced self-financing for local authority owned council housing. To accompany Housing Revenue Account (HRA) reform the government granted greater freedoms to local authorities over the disposal of assets and use of funds from disposal. Since October 2018 the borrowing cap for local authorities with HRA's has been removed giving Wokingham additional financial freedoms.

Self-financing and the removal of the borrowing cap has given local authorities the potential to put in place proactive asset management, elements of proactive asset management include;

- Asset acquisitions, Wokingham Borough Council is proactively making strategic purchases as the right properties become available
- Asset disposals, where assets require investment to bring them up to the decent homes standard and/or are away from larger estates they are considered for disposal
- Opportunities for development

Business Case (including Analysis of Issues)

The asset is currently an unused site, providing no income but having management responsibilities and costs. Planning consent was obtained to maximise its value and sales potential.

The asset has been circulated to council colleagues and reviewed and discussed at the Asset Review Group and the Specialist Housing Group. No other council service expressed an interest in the asset.

It is proposed to dispose of the property either by auction or via a local estate agent depending on market circumstances at time of disposal.

FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

The Council faces severe funding pressures, particularly in the face of the COVID-19 crisis. It is therefore imperative that Council resources are focused on the vulnerable and on its highest priorities.

| | How much will it Cost/ (Save) | Is there sufficient funding – if not quantify the Shortfall | Revenue or Capital? |
|-----------------------------------|---|---|---------------------|
| Current Financial Year (Year 1) | The land does not produce a rent and therefore there is no loss of income | There will be no shortfall | Not applicable |
| Next Financial Year (Year 2) | The land does not produce a rent and therefore there is no loss of income | There will be no shortfall | Not applicable |
| Following Financial Year (Year 3) | The land does not produce a rent and therefore there is no loss of income | There will be no shortfall | Not applicable |

Other financial information relevant to the Recommendation/Decision

The HRA will receive a capital receipt for the disposals for reinvestment into other assets.

Cross-Council Implications

On sale and development there will be one additional house in the borough

Public Sector Equality Duty

Please confirm that due regard to the Public Sector Equality Duty has been taken and if an equalities assessment has been completed or explain why an equalities assessment is not required. The land will be sold on the open market

SUMMARY OF CONSULTATION RESPONSES

| | |
|--|-------------|
| Director – Resources and Assets | No comments |
| Monitoring Officer | No comments |
| Leader of the Council | No comments |

Reasons for considering the report in Part 2

N/A

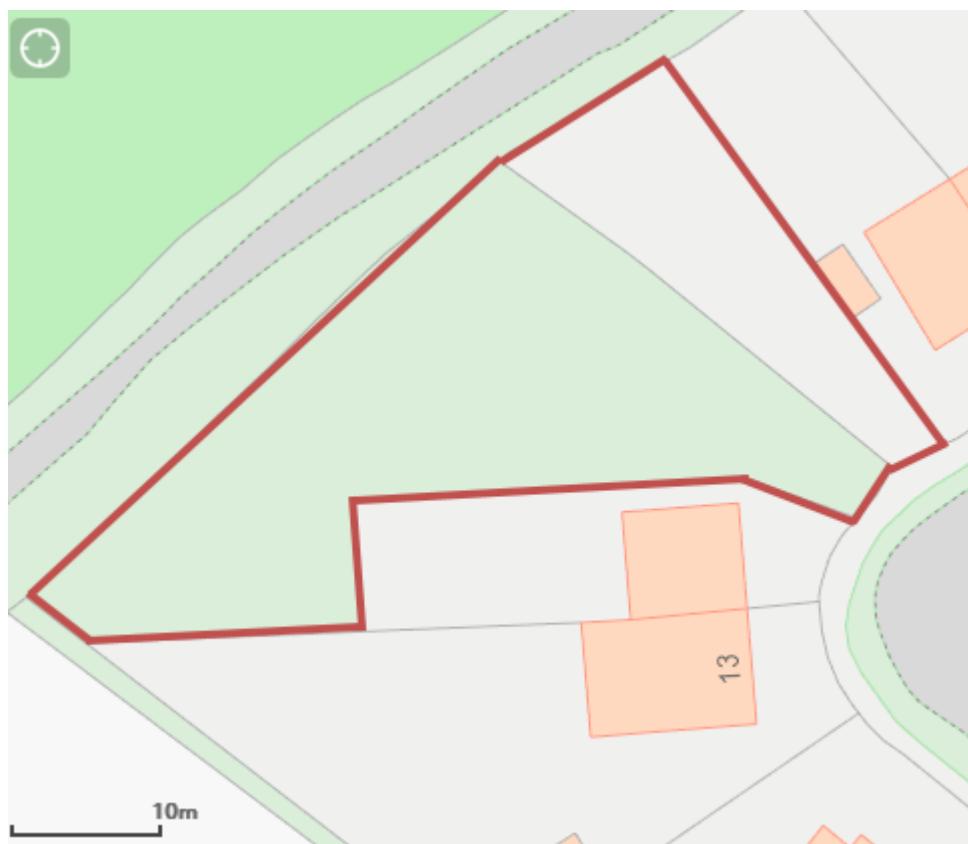
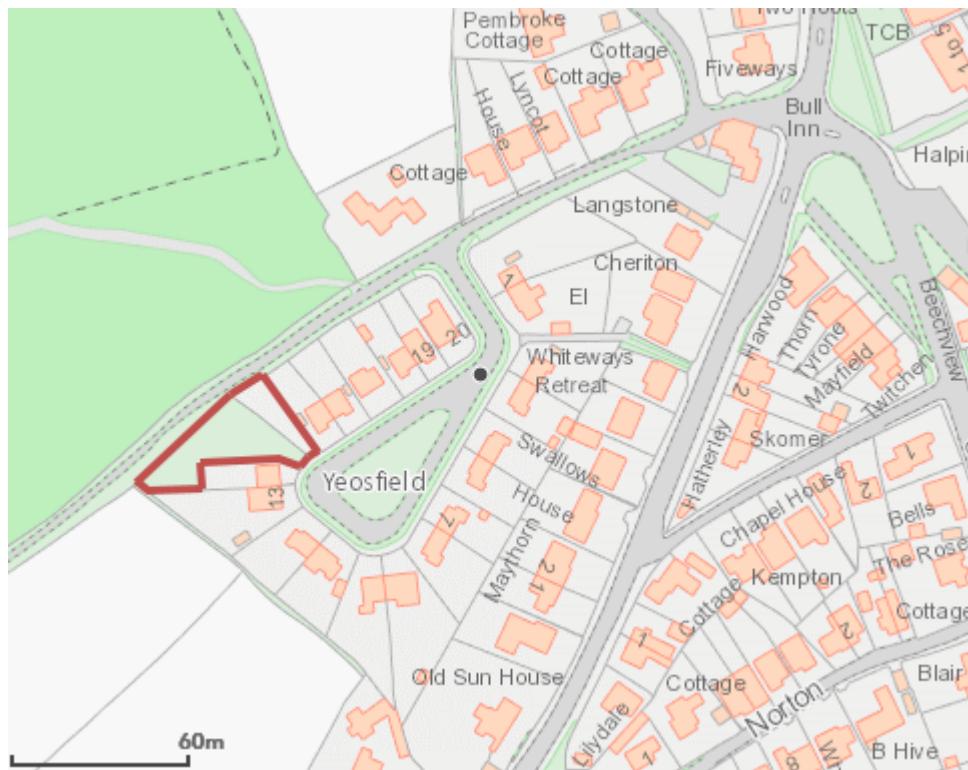
List of Background Papers

An indicative plan of the site

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| Contact Martin Forster | Service Neighbourhoods and Communities |
| Telephone No 0118 974 6000 | Email martin.forster@wokingham.gov.uk |

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Disposal of land between 14 & 15 Yeosfield Riseley Swallowfield RG7 1SG



Disposal of land between 14 & 15 Yeosfield Riseley Swallowfield RG7 1SG



Indicative site plan.