

ANGUS COUNCIL

HOUSING COMMITTEE

18 NOVEMBER 2004

SUBJECT: COUNCIL HOUSE SALES

REPORT BY DIRECTOR OF FINANCE

<p>Abstract: This Report gives information on Council House Sales and is for noting only.</p>
--

1 RECOMMENDATION

1.1 It is recommended that the Committee note the contents of this report.

2 INTRODUCTION

2.1 The Council is obliged in terms of relevant legislation to sell its housing stock to tenants who wish to buy. Tenants receive discounts off the market value depending on the lengths of tenancy in public sector houses. The Housing Revenue Account capital programme relies heavily on the receipts from such sales.

3 SALES TO 30 SEPTEMBER 2004

3.1 The [attached schedule](#) sets out details of Council House sales up to 30 Sept 2004. However, it should be noted that sales up to 31 March 1996 relate only to the former Angus District Council stock; details relating to former Dundee stock in the area taken over by Angus Council are not available.

3.2 It will be seen that up to 30 Sept. 2004 the market value of houses sold was in excess of £168.3 million and that actual sale receipts were over £84.7 million, meaning that average discount was 50%.

3.3 Appendix 2 sets out details of the Housing stock eligible for sale under the Right to Buy provision.

4 FINANCIAL IMPLICATIONS

4.1 It was noted above, that the capital programme relies heavily on capital receipts arising from the sale of Council Houses. As of 1st April 2004 the rules relating to the treatment of capital receipts have changed, and the council can now utilise all of its capital receipts in respect of land and buildings to finance capital expenditure.

4.2 The level of sales achieved in the second quarter, is consistent with the original assumption for financing the capital programme.

5 HUMAN RIGHTS IMPLICATIONS

5.1 There are no Human Rights implications arising from this report.

6 CONSULTATION

- 6.1 The Chief Executive, the Director of Law and Administration and the Director of Housing have been consulted in the preparation of this Report.

7 CONCLUSION

- 7.1 This report records actual Right to Buy sales achieved in the second quarter. Sales for the year so far have achieved the projected figure.

NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

DSS/JC/DW
16/08/04

David S. Sawers
Director of Finance