

ANGUS COUNCIL

HOUSING COMMITTEE

26 AUGUST 2004

SUBJECT: COUNCIL HOUSE SALES

REPORT BY DIRECTOR OF FINANCE

<p><b>Abstract: This Report gives information on Council House Sales and is for noting only.</b></p>
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**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 JUNE 2004**

3.1 The [attached schedule](#) sets out details of Council House sales up to 30 June 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 June 2004 the market value of houses sold was in excess of £165.8 million and that actual sale receipts were over £83.4 million, meaning that average discount was 49%.

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 The assumption for financing the capital programme included some £.7m of anticipated capital receipts. The level of sales achieved in the first quarter is in line with that assumption.

**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 first 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/RH/PH  
16/08/04

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