

ANGUS COUNCIL

HOUSING COMMITTEE

26 FEBRUARY 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>
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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 31 DECEMBER 2003

3.1 The attached schedule ([Appendix 1](#)) sets out details of Council House sales up to 31 December 2003. 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 31 December 2003 the market value of houses sold was in excess of £162 million and that actual sale receipts were over £81.5 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 It was noted above, that the capital programme relies heavily on capital receipts arising from the sale of Council Houses. Only 25% of such receipts in 2003/2004, as in previous financial years, are available to finance capital expenditure.

4.2 The level of sales achieved in the third quarter, together with applications being progressed, indicates that the original assumption for financing the capital programme will be met. The situation will be closely monitored and referred to in future reports.

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 third quarter. Sales for the year although slightly below estimate are expected to achieve 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
06/02/04

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