

Members' Library Service Request Form

Date of Document	02/05/12
Originator	Executive Director - Services For Communities
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Document Title	Update on Open Market Acquisition Strategy

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Additional information:

Authorised By	Monica Patterson
Designation	Ex Dir - Services for Communities
Date	2/5/12

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Executive Director - Services for Communities

SUBJECT: Update on Open Market Acquisition Strategy

1 PURPOSE

- 1.1 To provide an update on the Open Market Acquisition Strategy.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note that under delegated powers to the Executive Director - Services for Communities of Appendix 2a (Heritable Property) of Standing Orders and after consultation with the Head of Council Resources, that Council has acquired under the Open Market Acquisition Strategy, 57 houses detailed in the attached Appendix 1 with a total spend of £6,352,500.00 plus Stamp Duty Land Tax amounting to £17,850.00.

3 BACKGROUND

- 3.1 Council approved on 25 October 2011 "that the Executive Director of Community Services seek to purchase housing on the open market on a time limited and selective basis" i.e. an Open Market Acquisition Strategy.
- 3.2 The Council is obliged to provide houses for homeless people as identified by the new Homelessness Legislation "Abolition of Priority Need" that takes effect in 2012. To address this pressure to compensate for the delay in new build council housing becoming available that the Council seek to purchase housing on the open market. This would be a selective series of purchases in East Lothian of houses that were available which were of the right type, location and price to represent a good value solution to pressing housing need.
- 3.3 The Estates Team within the Services for Communities Directorate established the following criteria to determine the houses that would be considered under the Open Market Acquisition Strategy:
- The house must be advertised via an Agent.
 - The house should meet the specific housing needs as determined by Council Housing Managers.

- The house should not have a conservatory or sun room.
 - The Council must vacate possession of the house – i.e. the seller should be looking to purchase or rent another house – there must be no sitting tenants.
 - The seller must not appear on the Housing Register (Waiting List) for a Council house.
- 3.4 The Estates Team, together with the assistance of the District Valuer where required, have visited, surveyed and valued the houses previously identified from Agents' published lists by Senior Officers in the Services for Communities Directorate. To date 57 houses have been purchased with a total spend of £6,352,500.00 plus Stamp Duty Land Tax of £17,850.00.

4 POLICY IMPLICATIONS

- 4.1 The purchase of these houses will assist in delivering one of the Council's Core Priorities "Provision of Affordable Housing" and also assist the Council in dealing with the pressure of the new Homelessness Legislation "Abolition of Priority Need" which takes effect in 2012.

5 EQUALITIES IMPACT ASSESSMENT

- 5.1 This Report is not applicable to the wellbeing of equalities groups and an Equalities Impact Assessment is not required.

6 RESOURCE IMPLICATIONS

- 6.1 Financial – The total expenditure on the Open Market Acquisition Strategy for 57 houses has been £6,352,500.00 plus Stamp Duty Land Tax of £17,850.00. The expenditure, which was approved by the former Head of Finance, has been contained within the budget allocated for Open Market Acquisition (£11,200m) in the Council's approved Housing Capital Investment Plan for 2011/2012.
- 6.2 Personnel – None.
- 6.3 Other – None.

7 BACKGROUND PAPERS

- 7.1 Appendix 1 attached – Details of Open Market Acquisitions
- 7.2 Report to Council on 25 October 2011 “Financial Strategy 2011-2014 Mid-Year Review”.
- 7.3 Report to Board of Directors on 9 November 2011.

AUTHOR'S NAME	Monica Patterson
DESIGNATION	Executive Director – Services for Communities
CONTACT INFO	mepatterson@eastlothian.gov.uk or Tel. 01620 827541

**OPEN MARKET ACQUISITIONS
PHASE 1**

Address	Town	Post Code	Type	Apt	Price Accepted	Stamp Duty
32 Gardiner Road	Prestonpans	EH32 9HG	Semi Detached House	4	135,000.00	1,350.00
7 Inchview Crescent	Wallyford	EH21 8LR	Mid Terraced Bungalow	2	75,000.00	0.00
110b High Street	Cockenzie	EH32 0DG	Upper flat	2	97,000.00	0.00
10 Summerfield Road	Dunbar	EH42 1DS	Semi Detached Bungalow	3	120,000.00	0.00
148 Pinkie Road	Musselburgh	EH21 7QP	Mid Terraced House	3	135,000.00	1,350.00
106 Abbots View	Haddington	EH41 3QL	Semi Detached House	3	115,000.00	0.00
12 Ayres Wynd	Prestonpans	EH32 9AB	Lower Flat	3	80,000.00	0.00
19 Doon Avenue	Dunbar	EH42 1DL	Lower Flat	3	95,000.00	0.00
20 Grange Grove	Prestonpans	EH32 9LW	Mid Terraced	3	105,000.00	0.00
83 North Grange Avenue	Prestonpans	EH32 9BS	Mid Terraced Villa	4	118,000.00	0.00
34 Morrison Avenue	Tranent	EH33 2AR	Upper flat	3	90,000.00	0.00
44 Schaw Road	Prestonpans	EH32 9HJ	Semi Detached House	5	147,000.00	1,470.00
125 Gardiner Road	Prestonpans	EH32 9QR	Semi Detached House	4	130,000.00	1,300.00
50 Burnside	Prestonpans	EH32 9DW	Semi Detached Bungalow	3	125,000.00	0.00
19 Annfield	Tranent	EH33 2PB	Semi detached bungalow	2	91,000.00	0.00
71 Glenburn Road	North Berwick	EH39 4DJ	Upper Flat	3	115,000.00	0.00
6 McNeill Walk	Tranent	EH33 2ET	Mid Terraced	3	115,000.00	0.00
42 Eskview Avenue	Musselburgh	EH21 6NR	Upper Quarter Villa	3	105,000.00	0.00
6F Goldenstones Avenue	Dunbar	EH42 1LD	Maisonette Flat (Top Floor)	4	113,000.00	0.00
154 Lochbridge Road	North Berwick	EH39 4DR	Lower villa	3	118,000.00	0.00
14 Stoneybank Avenue	Musselburgh	EH21 6HN	Lower Flat	3	118,000.00	0.00
9 Kings Road	Tranent	EH33 2EJ	Ground Floor Flat	3	90,000.00	0.00
45 Muirpark Road	Tranent	EH33 2AU	Semi detached house	3	125,000.00	0.00
9B Newbigging	Musselburgh	EH21 7AJ	Ground Floor Flat	4	120,000.00	0.00
10 Rope Walk	Prestonpans	EH32 9BN	Semi Detached House	4	132,000.00	1,320.00
68A Eskside West	Musselburgh	EH21 6RA	Maisonette Flat	3	112,000.00	0.00
2 Stoneybank Gardens South	Musselburgh	EH21 6NA	Upper Flat	3	120,000.00	0.00
41 Whitehill Farm Road	Musselburgh	EH21 6PJ	Mid terraced chalet house	3	120,000.00	0.00
12B Moir Crescent	Musselburgh	EH21 8DF	Lower Flat	3	83,500.00	0.00
33 Stoneybank Avenue	Musselburgh	EH21 6HN	Terraced House	3	120,000.00	0.00
65 Meetinghouse Drive	Tranent	EH33 2HU	First Floor Flat	2	80,000.00	0.00
9 Muirside Drive	Tranent	EH33 2JS	Terraced House	3	109,000.00	0.00
26 McLeod Crescent	Prestonpans	EH32 9NZ	Lower Flat	3	81,000.00	0.00
31 Grange Grove	Prestonpans	EH32 9LW	Semi Detached House	4	108,000.00	0.00
14 Muirside Drive	Tranent	EH33 2JS	Terraced House	3	93,000.00	0.00
13 Dequincey Walk	Tranent	EH33 2JE	End terraced house	4	125,000.00	0.00
33 Ashgrove	Musselburgh	EH21 7LX	Terraced House	4	135,000.00	1,350.00
10H James Street	Musselburgh	EH21 7RT	Second Floor Flat	2	68,000.00	0.00
70 Stoneybank Crescent	Musselburgh	EH21 6HG	Lower Flat	2	85,000.00	0.00
37 Stoneybank Gardens South	Musselburgh	EH21 6NA	Upper Flat	2	90,000.00	0.00
23 Ormiston Crescent East	Tranent	EH33 1JX	Upper Flat	4	100,000.00	0.00
37 Eskview Avenue	Musselburgh	EH21 6NR	Lower Villa	3	130,000.00	1,300.00
13 Delta Road	Musselburgh	EH21 8EY	Semi Detached House	3	112,000.00	0.00
20 Dalrymple Loan	Musselburgh	EH21 7DL	Terraced House	4	150,000.00	1,500.00
6 Fa'side Avenue	Tranent	EH33 2BS	Mid terraced house	4	108,000.00	0.00
39 Lindores Drive	Tranent	EH33 1HZ	Upper Villa	4	108,000.00	0.00
3A Bellfield Court	Musselburgh	EH21 6QZ	Maisonette Flat	3	85,000.00	0.00
44 Eskview Terrace	Musselburgh	EH21 6LT	Upper Flat	3	118,000.00	0.00
88 Inchview North	Prestonpans	EH32 9SE	Semi Detached Bungalow	2	85,000.00	0.00
1 Cadell Square	Tranent	EH33 2DW	End Terraced House	3	105,000.00	0.00
73 North Grange Avenue	Prestonpans	EH32 9BP	End Terraced House	4	118,000.00	0.00
2C Rothesay Place	Musselburgh	EH21 7EU	First Floor Flat	3	115,000.00	0.00
38 Monktonhall Terrace	Musselburgh	EH21 6ES	Lower Flat	3	128,000.00	1,280.00
4 Pinkie Drive	Musselburgh	EH21 7NW	Semi Detached	4	130,000.00	1,300.00
17 Whitehill Farm Road	Musselburgh	EH21 6PG	Mid Terraced	4	140,000.00	1,400.00
26 Windsor Park Terrace	Musselburgh	EH21 7Q	Terraced House	4	158,000.00	1,580.00
18 Stoneybank Road	Musselburgh	EH21 6HJ	Upper Flat	3	125,000.00	0.00
		Total of 57 properties			£6,352,500.00	£17,850.00