

## Portfolio Holder for Housing and Countryside Services

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County Hall  
Llandrindod Wells  
Powys  
LD1 5LG

7 February 2018

For further information please contact

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### **NOTICE OF INTENDED PORTFOLIO HOLDER DELEGATED DECISION**

The Portfolio Holder has received the following report for a decision to be taken under delegated authority. The decision will be taken on **13 February 2018** (i.e. 3 clear days after the date of this note). The decision will be published on the Council's website but will not be implemented until 5 clear days after the date of publication of the decision) to comply with the call-in process set out in Rule 7.37 of the Constitution.

1.	<b>DECLARING 27 KERRY ROAD (ALSO KNOWN AS ASHLEIGH), NEWTOWN POWYS, SY16 1BP SURPLUS TO REQUIREMENTS</b>
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(Pages 3 - 14)

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**CONFIDENTIAL**  
**CYNGOR SIR POWYS COUNTY COUNCIL.**

**REPORT FOR DELEGATED DECISION**  
**By**  
**County Councillor Jonathan Wilkinson**  
**Portfolio Holder for Housing & Countryside Services**  
**February 2018**

**REPORT AUTHOR:** Andrew Hall – Housing Management and Options Team Leader

**SUBJECT:** Declaring 27 Kerry Road (also known as Ashleigh), Newtown Powys, SY16 1BP surplus to requirements

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**REPORT FOR:** Decision

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**1. Summary**

- 1.1 19 Kerry Road is a longstanding void property located within walking distance of Newtown town centre, which is in need of extensive and costly work to bring it up to Welsh Housing Quality Standard (WHQS).
- 1.2 This report is supported by the following appendices:
- Property Survey reports undertaken on 16<sup>th</sup> November 2016
  - Estimated costs for works required to property
  - Photographs of property taken 22<sup>nd</sup> June 2017
- 1.3 This reports seeks approval to declare the property surplus to requirements, enabling the property to be sold at public auction.

**2. Background**

- 2.1 The property is a 3 bedroomed 3 storey house located close to Newtown town centre and is within walking distance to the train and bus stations in Newtown
- 2.2 The property was acquired by Powys County Council from the Development Board for Rural Wales stock transfer in 1996.
- 2.3 This property has remained empty since the previous tenancy ended in March 2011.
- 2.4 Whilst there is demand for 3 bedroomed properties in Newtown, there is extensive work that is required to bring this property up to Welsh Housing Quality Standard. As the property has no garden to the front or rear, it is not possible to bring the property fully up to WHQS. A copy of the

Contract Officers report on the property can be found in Appendix 1 attached to this report

- 2.5 The proposed works require in the region of £28K. This is a low estimate and it is considered to be likely that as works commence this estimate could increase substantially. A copy of the works required with estimation of costs prepared by the Contracts Officer is attached to this report as Appendix 2. However, even with these works completed the property will not meet WQHS because there will be no scope to create a recreational area as required by WHQS in a property of this size.
- 2.6 Officers in Corporate Property estimate that the property in its current condition, would be valued between £80,000 to £90,000, and its estimated value following works of improvement would be in the region of £135,000.
- 2.7 There is no option to demolish the property and construct a more suitable dwelling on the site due to the restrictive nature of the site in that it is mid terrace, attached to properties either side that are not council owned. It is far too small to make use of economically.

### **3. Proposal**

- 3.1 It is proposed that the property is declared surplus to requirements, enabling it to be sold on the open market, generating a capital receipt which can be used to either improve existing HRA properties or assist in the development of new homes.

### **4. Options Considered / Available**

- 4.1 The following options are available:

**Option 1** is to invest in the property to bring it up to a suitable family home that meets where possible WHQS.

**Option 2** is to invest in the property and convert it into individual lockable bedrooms and use the property as shared accommodation for those under 35 years old

**Option 3** is to declare the property surplus to requirements enabling it to be sold at public auction.

### **5. Preferred Choice and Reasons**

- 5.1 Option 3 is the preferable option. Investment in the property is unlikely to bring the property up to a standard which suits a family requiring a 3 bedroomed house, and as such investment would appear to be risky with a likelihood that it will prove difficult to let. Option 2 is not considered a viable option due to the increased costs involved in

converting the property into a house of multiple occupation (HMO). Whilst shared accommodation is will be required in the area, there are more economically viable properties in more suitable locations that can be considered for such conversion.

**6. Impact Assessment**

6.1 Is an impact assessment required? No

6.2 If yes is it attached?

**7. Corporate Improvement Plan**

7.1 Minimal risk as losing a 4 bedroomed property of this nature which is not suitable for families could be balanced by investing the capital receipts from the sale of the property towards new build.

**8. Local Member(s)**

8.1 Cllr Joy Jones has been consulted over the sale, and whilst she is in favour of the disposal of the properties, she would like to see the capital receipts from the sale re invested into much needed single person accommodation in Newtown.

**9. Other Front Line Services**

9.1 Does the recommendation impact on other services run by the Council or on behalf of the Council? No

If so please provide their comments

**10. Communications**

10.1 Have Communications seen a copy of this report? No

Have they made a comment? If Yes insert here.

**11. Support Services (Legal, Finance, Corporate Property, HR, ICT, Business Services)**

11.1 Legal The Professional Lead-Legal notes the viable option recommended outlined in this report and confirms that the legal services will support the service involved as and when required

- 11.2 Finance – The Capital and Financial Planning Accountant notes the content of the report and notes that the property is included in the Asset Register at a value of £27,733.32. Any loss or surplus on disposal will be funded from the unusable reserves.
- 11.3 Corporate Property Corporate Property note the contents of the report and will work with the Housing service to achieve a sale.

**12. Scrutiny**

Has this report been scrutinised? No

**13. Statutory Officers**

- 13.1 The Head of Financial Services (Acting S151 Officer) notes the comments of the Capital and Financial Planning Accountant and that the potential capital receipt would be retained within the HRA to support the Capital Programme.
- 13.2 The Solicitor to the Council (Monitoring Officer) has commented as follows: “I note the legal comment and have nothing to add to the report”.

**14. Member Interests**

- 14.1 The Monitoring Officer is not aware of any specific interests that may arise in relation to this report. If the Portfolio Holder has an interest he/she should declare it, complete the relevant notification form and refer the matter to the cabinet for decision

<b>Recommendation:</b>	<b>Reason for Recommendation:</b>
<b>That 27 Kerry Road, Newtown is declared surplus to requirements</b>	<b>To remove a long term void from the rent roll, which is unlikely to achieve the Welsh Housing Quality Standard at a reasonable cost enabling it to be sold at public auction.</b>

<b>Relevant Policy (ies):</b>	
<b>Within Policy:</b>	<b>Y / N</b>
<b>Within Budget:</b>	<b>Y / N</b>

<b>Relevant Local Member(s):</b>	<b>Councillor Joy Jones</b>
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<b>Person(s) To Implement Decision:</b>	<b>Andrew Hall</b>
<b>Date By When Decision To Be Implemented:</b>	<b>February 2018</b>

Contact Officer:	Andrew Hall
Tel:	
Email:	andrew.hall@powys.gov.uk

**Background Papers used to prepare Report:**

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Property survey on: 27 Old Kerry Road, Newtown, Powys.

The survey was carried out on November 16<sup>th</sup> 2016.

The weather conditions were cold and dry.

The property dates circa mid-19<sup>th</sup> C, it is located on Old Kerry Road, facing North/ North – East neighbouring Agricultural House. It is level walking distance to the town and little more than 100m from the railway station.

The property is a 3 storey mid-terraced dwelling with a cellar beneath extending to approximately 50% of the ground floor area to the front of the dwelling.

The accommodation comprises of a kitchen, utility, lounge, 2 bedrooms to the 1<sup>st</sup> floor, an attic room and a bathroom. There is a small enclosed rear yard with the rear garden offset and directly behind No 26. The front of the property faces onto Old Kerry Road separated by a very small fenced area.

The external walls are brick construction, 1 ½ brick thick solid walls (approx. 380mm) to the ground floor reducing to 1 brick thick solid walls (approx. 240mm) to the 1<sup>st</sup> and 2<sup>nd</sup> floors. The front external wall is pointed faced brickwork, with painted finish brickwork to the rear.

The rear utility is part of a small 2 storey extension approximately 50% of the width of the property. Constructed from a half-brick thick wall (approx. 100mm) to the ground floor, with a quarry tiled on earth floor. The first floor is timber frame construction with corrugated tin sheet cladding externally, and fibre board internally with no insulation, under a double pitched slate covered roof, this forms the bathroom to the property.

The cellar is accessed via an internal staircase off the kitchen, it is in reasonable condition with signs of damp and water ingress to the front wall.

Internal walls are solid brick construction to the ground and 1<sup>st</sup> floors, with a lime mortar and horse hair plaster finish, there is a poor stud partition wall subdividing the attic room (this does not reach the roofline, so does not fully subdivide the space).

The roof is dual pitch covered with natural slate, it appears visually good from road level. Roof construction is rafter and purlin, with a small dormer to the rear and a skylight to the front elevation, this has been damaged/ rotted away and is currently temporarily boarded up.

There is a large chimney against No 26, this is not shared and the sole chimney for No 27, it is visually poor and in need of long term maintenance. The lead flashings were not inspected, so their condition is not known.

Ground floors are part solid (to the rear of the property), the remainder suspended board and joist with no insulation.

1<sup>st</sup> and 2<sup>nd</sup> floors are suspended board and joists. Inspection to their condition were not possible due the floor coverings still being in place.

Stairs – The staircase to the 1<sup>st</sup> floor leads off the main entrance hall, it is a ¼ turn winding staircase with decorative balustrading, the kite winders are sited at the top of the flight, with access to the bathroom sited approx. half way on the kite winders, this is clearly a later alteration, likely to have been carried out at the time the bathroom was added. The bathroom door opens into the bathroom and directly onto 2 further steps descending into the bathroom. The position of these steps coming directly off the winders, secreted by a door, makes accessing and egressing the bathroom extremely hazardous.

The staircase to the attic room is a narrow double ¼ winding staircase with plain balustrading, the handrail height is very low and offers inadequate protection in the event of a fall. There is no compartmentation to the stair to the 2<sup>nd</sup> floor, so in the event of a fire, there would be no means of escape. Forming a protected stairwell to the second floor with the stair in its current position it not practicable, so should the attic rooms be used as additional bedrooms, reconfiguration of the stair/ access would be necessary.

### **Heating.**

The property is fully centrally heated by a mains gas fuelled wall mounted boiler. There is an open flued gas fire in the lounge. The integrity of these appliances is not known as have not been used/ serviced in several years.

There is an open fire place to the front bedroom, this is full of debris and appears to have been unused for many years.

The fire places to the kitchen/ diner and rear bedroom have been removed, blocked up and plastered over.

### **External Doors and Windows**

The front of the property (North, North-West) still has the original timber, single glazed vertically sliding sash windows, the lounge window is a 3 sided canted bay window with a flat roof, lead covered externally. The 1<sup>st</sup> floor was originally built with 2 windows to the front elevation, however one of these has at some point been bricked up. The front door is a single glazed mahogany panelled door.

The windows and doors to the rear of the property have been replaced with double glazed uPVC, these are in good condition and meet WHQS.

### **Observations.**

**Damp.** There is evidence of rising damp to the West, North-West facing Hallway party wall with No 28, this is likely to be due to the extended empty period.

Remedial works –

Extensive refurbishment of rear 2 storey extension inc. DPC, EWI to ground floor single skin brickwork, remove corrugated sheets to 1<sup>st</sup> floor walls externally, strengthen timber walls as required, apply EWI and finish with silicone render in the same plane as the ground floor.

Apply membrane internally, plasterboard and plaster finish

Alternatively - Demolish and rebuild reconfiguring to give access to the bathroom off the landing.

Insulate external walls (No allowance for this in the estimated works costs)

DPM/ DPC and associated re-plastering

Possible tanking to cellar walls

Staircases – Replace the staircase to the 1<sup>st</sup> floor and reconfigure walls (not straight forward as are generally load bearing) with a different design in order to achieve a safe access to the bathroom.

Construct new walls and doorway to form enclosure to staircase to 2<sup>nd</sup> floor to provide 30 minute fire protection to 2<sup>nd</sup> floor. In the current layout, this will not meet Building regulations.

Replace 2<sup>nd</sup> floor walls with timber stud/ plasterboard walls

Fit new roof light window to North West elevation

**WHQS works required:**

Kitchen

Bathroom

Re-roofing

Insulation

Replacement windows/ Secondary glazing to North West elevation

**WHQS works already completed:**

Windows and doors to South East elevation – Double glazed uPVC

Mains gas combi boiler and fully CH

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**Estimated Costs to bring 27 Kerry Road up to WHQS**

The estimated costs are not exhaustive and given as an indicative cost for a complete refurbishment to WHQS. However with the rear garden being detached and offset from the rear of the property, it is not a secure recreational area, and will not meet WHQS.

<b>Location</b>	<b>Work description</b>	<b>Estimated costs</b>
External	Re-roofing to main house and 2 storey extension.	£ 6000.00
External	Rebuild chimney	£ 1500.00
External	Remove external dilapidated shed to rear garden and repair garden walls	£3000.00
Rear 2 storey extension	Extensive refurbishment & EWI	£12000.00
Cellar	Tanking & DPC works	
Front elevation	Doors and windows	£3000.00
Ground floor	Replacement kitchen and remove built cupboards	£4000.00
Ground floor	Remove gas fire/ hearth and make good	£500.00
1 <sup>st</sup> floor	Reconfigure staircase and layout	£3000.00
1 <sup>st</sup> floor	Bathroom replacement and associated works	£4500.00
2 <sup>nd</sup> floor	Reconfigure staircase layout and form enclosed staircase	£2000.00
2 <sup>nd</sup> floor	Replace stud walls to form 2 bedrooms	£1000.00
General	Insulate external walls	£8000
General	Redecoration	£2500
		£28,500.00

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