

## ITEM No ...5.....

**REPORT TO:** NEIGHBOURHOOD SERVICES COMMITTEE – 11 JANUARY 2021  
**REPORT ON:** LAST IN BLOCK SALES  
**REPORT BY:** EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES  
**REPORT NO:** 14-2021

### **1 PURPOSE OF REPORT**

1.1 The purpose of this report is to provide an update in respect of the outcomes achieved from Last in Block Sales (Article IV of the Housing, Dundee Contract Services & Environment Services Committee of 10th December 2007 report 624/2007 refers) since its implementation on 10 December 2007 and to advise Committee on the financial implications of ceasing the policy, should Committee be minded to do so.

### **2. RECOMMENDATIONS**

2.1 It is recommended that the Committee:

- Notes the content of the report
- Agrees to stop the sales of Last in Block Council Housing properties.

### **3. FINANCIAL IMPLICATIONS**

3.1 The Updated Housing HRA Capital Plan 2020-25 assumes capital receipts from the last in block sales of £0.850m per annum (total of £4.250m over the period of the above plan). In line with the above policy, this income directly contributes towards the development of wheelchair housing in the city.

3.2 In order to maintain the current level of investment in building new wheelchair housing this loss of capital receipts would require to be factored into the next review of the capital programme. It is likely that this loss of resources will require to be replaced by additional borrowing that will increase the current provision for capital financing costs in the revenue budget. Based on the current level of interest rates available, a loan for the above sum would cost an average of £0.047m per annum and would be repayable over the 30 years. The total repayment and interest payable over this period would be £1.414m. These figures would increase cumulatively for each additional £0.850m loan taken.

### **4. MAIN TEXT**

4.1 It was approved on 10 December 2007, that Dundee City Council could release capital funding to support and increase the supply of accessible Council housing. This allowed the Council to sell social housing properties on the open market from its stock which become void and are the sole remaining property in a block of three or more properties.

4.2 The Capital receipt has specifically been directed towards funding new build wheel chair housing within Dundee City. Since the implementation, sales of Last in Block properties to date have raised a capital receipt of approximately £9.5m.

4.3 This funding has been used to develop 47 new build wheelchair accessible properties. In addition, Dundee City Council has also ensured that a further 16 of our new build social

housing properties have included a ground floor bedroom and level access shower room thereby making them suitable for applicants with medical needs.

- 4.4 It remains a priority to continue building adapted wheelchair accessible housing in line with the recognised demand.
- 4.5 It is Dundee City Councils intention to continue developing new build wheelchair accessible properties within the overall Capital Plan which will be submitted to Policy and Resources Committee for continued review.
- 4.6 Furthermore, the ending of Last in Block sales will allow us to retain social housing stock to meet the housing demands within the City and continue receiving the associated rental charge.
- 4.7 As outlined earlier in this report, it is proposed that the Capital Plan can be realigned to continue with this priority as well as retaining social housing stock.

## **5. POLICY IMPLICATIONS**

- 5.1 This report has been subject to an assessment of any impacts on Equality and Diversity, Fairness and Poverty, Environment and Corporate Risks. A copy of the Impact Assessment is available on the Council's website at [www.dundee.gov.uk/ia/reports](http://www.dundee.gov.uk/ia/reports).

## **6. CONSULTATION**

- 6.1 The Council Management Team and Dundee Federation of Tenants' Associations have been consulted in the preparation of this report and agree with its content.

## **7. BACKGROUND PAPERS**

- 7.1 None.

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1 December 2020