

To: GENERAL PURPOSES COMMITTEE AND HOUSING AND TECHNICAL SERVICES COMMITTEE		Subject: COUNCIL HOUSE SALES – REVIEW OF TEMPORARY CONTRACTS
From: DIRECTOR OF ADMINISTRATION		
Date: 11 October 2002	Ref: WBK/CT	

1. Purpose of the Report

The purpose of this report is to advise Members of the review of temporary contracts associated with the sale of Council houses and to make further recommendations.

2. Background

A report was presented to the Committees in September 1997 advising on the need for additional staff resources to achieve the housing capital receipts target for 1997/1998. The report advised that for expenditure of £102,000 the estimated shortfall of £2,100,000 could be met. Three solicitors and three cartographic technicians were employed and funded direct from Housing Capital. Two of each were put on permanent contracts and the remaining two were placed on temporary contracts until March 1999. This was to allow the position to be reviewed.

Further reports were presented to the Committees in November 1998 and in January 2001 reviewing the position. These reports advised that the additional resources were indeed successful in achieving the estimated level of capital receipt. Demand for sales was at a level where the estimated receipts could be maintained and the reports recommended that the temporary contracts be renewed for a further 2 years subject to a further review.

3. Report

Council House Sales continue to be buoyant. Comparable figures are as follows:

	1997/98	1998/99	1999/90	2000/01	2001/02
Applications April – November	1286	1322	1541	1429	
Applications Full Year	1820	2000	2353	2054	1802

The existing level of staffing resources allows a consistently higher level of capital receipt to be achieved.

	1997/98	1998/99	1999/90	2000/01	2001/02
Capital Receipts	£17.2m	£18.6m	£20.7m	£23.0m	£20.4m

The Inter-Departmental Council House Sales Working Group has reviewed the position and feels that sales are unlikely to diminish for the foreseeable future. The impact of the Housing Act, which lengthens the period before entitlement to purchase becomes available to new tenants, has led to a substantial increase in application prior to 30 September. In the first six months of 2002/03, we have received 1742 applications, almost as many as in the whole of 2001/02. The Working Group recommends that the two temporary contracts are renewed for a further two years.

4. Recommendations

It is recommended that

1. resources continue to be provided from Housing Capital Receipts for another two years from 1st April 2003 to fund the temporary contracts of employment detailed above.
2. the report be remitted to the Personnel Services Committee.


Director of Administration



Director of Housing & Property Services