

EXERCISE OF DELEGATED POWER

TITLE **Acquisition 23 Half Fields Road, Winlaton**

Gateshead Council Constitution (15th Edition – May 2019)
 Schedule 5 - Executive Functions Delegated to Managers
 Part 1 – Delegations to Individual Managers
2. Strategic Director, Corporate Services & Governance

(19) Following consultation with the Strategic Director, Corporate Resources, to acquire or dispose of land and/or property by sale, lease, license, consent or any other legal estate or interest and to incur any necessary expenditure for those purposes.

POLICY 'Making Gateshead a place where everyone thrives'

PROPOSAL Purchase of the freehold interest of 23 Half Fields Road, Winlaton

STATUTORY POWER Section 17(1) (b) of the Housing Act 1985

PRICE: £95,000

Surveyor	<i>Speed</i> 5/9/14	Team Leader	Prop Manager
Approved By :	 _____ M Barker Strategic Director, Corporate Services & Governance		
	Date 6/9/19.		

Request to Gateshead Council to consider the purchase of a house in Half Fields
Road, Winlaton

The Cameron family are the most overcrowded family on the housing register.

Current tenancy is a 3 bedroom house where they have been since March 2009

Transfer application (735977) registered in May 2017, given an urgent overcrowding priority to reflect the overcrowding. They have only placed one bid for a larger 4 bed roomed house in Winlaton, but this was in 2017 when they had first applied and they were in position 13 for this. They have placed three further bids but all were for three bed roomed houses that would not have provided them with any additional space. They need seven bedrooms to alleviate the overcrowding.

Family composition:

- Christopher Cameron (07/07/1963)
- Marie Smalley (26/07/1982) Partner
 - Kayleigh Smalley (21/10/2001) Daughter
 - Kristan Cameron (03/03/2005) Daughter
 - Gabriel Cameron (04/09/20017) Daughter
 - Rebecca Cameron (07/05/2011) Daughter
 - Amelia Cameron (12/04/2013) Daughter
 - Nova Cameron (20/08/2015) Daughter
 - Lexi Cameron (9 months) Daughter
 - Ryan Cameron (17/08/2000) Son
 - Raymond Cameron (01/09/2017) Son

Recent circumstances

Christopher was diagnosed with a cancerous face tumour. The cancer has now spread to his brain. His mobility is now very poor and he has difficulty in getting up and down the internal stairs. The front of the property is accessed by three steps and getting Christopher out in his wheelchair is also very difficult. He uses a wheelchair when outside. There is a shower over the bath but Christopher is having more issues in using this. Christopher cannot go out into the back garden at all due to the steep access and the narrow path due to a brick outhouse. The GP has issued a DS1500 which means that Christopher has about six months to live. His condition will deteriorate in this time

Property next door - details

This house has a wetroom and a stairlift. The access to the front is only via one step and there is a side and rear garden that are all level. The property is the adjoining semi to number 21 and there is vacant possession.

Options

The family need to have the following

- One bedroom – for Christopher and Marie
- One bedroom for the eldest son, Ryan who is 18yrs
- One bedroom for their son Raymond who is 18 month old
- Four bedrooms for their remaining seven daughters
- Ground floor living or a stairlift for Christopher
- A wetroom for Christopher
- A ramp for Christopher

To meet their needs there are the following options that could be considered:

1. Rehouse the family to a 4 bedroomed house when one becomes available (largest property size in area), but this would still be overcrowded as they would still be 3 bedrooms short, and would not meet Christopher's needs
2. Convert the loft and fully adapt their present home, however this would still not be large enough for the family and it is unlikely that their present home can be ramped.
3. Build an extension to their present home to provide additional bedrooms and to meet Christopher's needs, however there is very limited space externally with this property, and it would be unlikely to be a feasible option
4. Knock two existing and adjacent properties together. This would be a feasible option if we were to get two such properties vacant, however there is no timescale attached to this as we may never get two such vacancies at the same time
5. Purchase the property next door, this has level access, a stairlift and a wetroom and would meet Christopher's needs now. We would then be able to convert the property into one house with potentially 6 bedrooms upstairs and a 7th downstairs.

There is only the last option (5) that is a feasible option to meet this families needs. In the long term it would also provide the council with a larger property in the west of the borough that could be utilised to meet the needs of another very large family in the future.

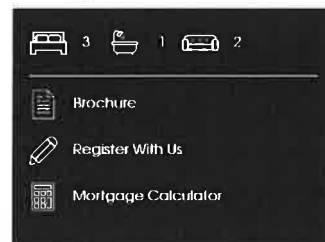
Funding

Simon has asked me to put something in here about the possibility of using some DFG funding to help meet the costs of buying this property. Paul Andison has a meeting with the accountants this week and will ask their guidance on this.



Half Fields Road, Winlaton £109,950

Images (12) Street Directions



Request A Viewing

Your Name *

Your Email *

Phone



Requested By: Phil Gallagher
 Work Location: Council Housing, Design and Technical Services
 DATE: 27/06/2019

Approved/sent to helpdesk By: Felicity Cowie
 Date: 27/06/2019

New SERSUB: HRA0045: Former Teams Centre

Please note : Inaccurate Tree based Agresso enquiries will result if cost centres are not linked to the appropriate tree structure.

				1) GHD Capital Reporting tree		FOR ALL CODES	
COST CENTRE	Narrative	New/Reopen/Change/Close	Notes, eg Old Narrative	Servsub	Servsum	Service Director	Budget Holder
YH806	23 Half Fields Road	New		HRA0046	HRAFUND	Peter Udall	Phil Gallagher

			2) Cap CC Transparency Tree	
COST CENTRE	Narrative	Serv	Group	
YH806	23 Half Fields Road	HRA	HRA	

		Transparency CC exclusion
COST CENTRE	Narrative	TCCTYPE

				5) Cap A/C Transparency Tree
ACCOUNT	Narrative	New/Reopen/Change/Close	Notes, eg Old Narrative	Category

		Transparency account exclusion
ACCOUNT	Narrative	Taccount

		7) COR1SUBJ Capital Outturn Columns
ACCOUNT	Narrative	Colm

Agresso Helpdesk Use		
Tick	N/A	Date
Update Agresso		
1) GHD Capital Rep tree		
2) Cap CC Transparency Tree		
3) COR1OBJ Capital Outturn Rows		
4) Transparency CC exclusion		
5) Cap A/C Transparency Tree		
6) Transparency account exclusion		
7) COR1SUBJ capital outturn columns		
I/ drive spreadsheet		
COA Record		
Email		