

**REPORT TO:** Executive Board Sub Committee  
**DATE:** 19 November 2009  
**REPORTING OFFICER:** Strategic Directorate Corporate and Policy  
**SUBJECT:** Land at Houghton Street, Widnes  
**WARDS:** Halton View Ward

## **1.0 PURPOSE OF THE REPORT**

1.1 To seek the Council's approval to dispose of land at Houghton Street, Widnes to Halton Housing Trust.

## **2.0 RECOMMENDATION: That**

- (1) the report be noted; and**
- (2) the land at Houghton Street be sold to Halton Housing Trust on the terms reported.**

## **3.0 SUPPORTING INFORMATION**

### **3.1 Introduction**

3.1.1 Halton Housing Trust have approached the Council with a view to purchasing land retained by the Borough Council following the LSVT Transfer in 2005 (plan attached).

3.1.2 Negotiations have taken place and the District Valuer has been consulted and has recommended the land be sold for the sum of £135,000 (one hundred and thirty five thousand pounds) subject to timescales for the development to take place to ensure the land is developed within a given time and not land banked for the future.

3.1.3 Halton Housing Trust have a scheme for building twelve social rent properties in this area, nine of which will be on this site.

3.1.4 The sale will be subject to Planning Consent being granted.

## **4.0 POLICY IMPLICATIONS**

4.1 This development will contribute to the Borough's urban renewal policies by utilising an underused site and securing overall improvement in the environment of the area.

## **5.0 FINANCIAL IMPLICATIONS**

5.1 A capital receipt will be payable to the Council.

## **6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES**

6.1 **Children and Young People in Halton** – N/A.

6.2 **Corporate Effectiveness and Efficient Service Delivery** - N/A.

6.3 **A Healthy Halton** – This development will contribute towards health by providing good quality accommodation for people in need.

6.4 **A Safer Halton** – The development will be designed with safety in mind thereby satisfying the safer Halton priorities.

## **7.0 RISK ANALYSIS**

7.1 There is no risk to the Council.

## **8.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972**

8.1 Background papers are held within Property Services Department, 5<sup>th</sup> Floor, Municipal Building, Widnes.