

**Executive  
2025**

**2<sup>nd</sup> September**

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**Disposal of Housing Revenue Account Assets.  
53 Parsons Road, Southcrest, Redditch.  
53 Crabbs Cross Lane, Crabbs Cross Redditch.**

Relevant Portfolio Holder	Councillor Sharon Harvey and Bill Hartnett
Portfolio Holder Consulted	<b>YES</b>
Relevant Assistant Director	Simon Parry
Report Author	Job Title: Housing Property Services Manager Contact email: andrew.rainbow@bromsgroveandredditch.gov.uk Contact Tel: 01527 534074 Ext 1678
Wards Affected	Central, Astwood Bank and Feckenham wards
Ward Councillor(s) consulted	No
Relevant Council Priorities	Community and Housing
Key Decision - Yes	
If you have any questions about this report, please contact the report author in advance of the meeting.	
This report contains exempt information as defined in Paragraph(s) 1, 2 and 3 of Part I of Schedule 12A to the Local Government Act 1972, as amended	

**1. RECOMMENDATIONS**

**The Executive Committee is asked to RESOLVE that:-**

- 1) 53 Parsons Road, Southcrest, Redditch be declared surplus to Council requirements.**
- 2) Authority be delegated to the Deputy Chief Executive and Chief Finance Officer and to the Assistant Director of Legal, Democratic and Procurement Services to dispose of the site at market value.**
- 3) Any HRA capital receipt received from the sale of No. 53 Parsons Road, Southcrest be allocated to the HRA Capital Programmes.**
- 4) 53 Crabbs Cross Lane, Crabbs Cross, be declared surplus to Council requirements.**
- 5) Authority be delegated to the Deputy Chief Executive and Chief Finance Officer and to the Assistant Director of Legal, Democratic and Procurement Services to dispose of the site at market value.**

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- 6) Any HRA capital receipt received from the sale of 53 Crabbs Cross Lane, Crabbs Cross be allocated to the HRA Capital Programmes.**

**2. BACKGROUND**

- 2.1 **53 Parsons Road, Southcrest, Redditch** is owned by Redditch Borough Council (RBC) and is an HRA asset. The property is currently void and has been since 2019. Given its current condition and location, Officers do not consider that it is suitable to remain as part of the HRA stock.
- 2.2 The property is a two-bedroom, traditionally constructed detached house, located adjacent to the now disused Redditch railway line. In late 2022 the property was vandalised and stripped of all metals and copper pipework. In doing this the vandals caused significant flooding which was only reported weeks later. The damages caused to the property from vandalism and flooding was significant. To improve the property and bring it to a point where it would be fit for habitation would cost circa £105,000.00. The figure is inclusive of energy efficiency measures and external works to gardens.
- 2.3 The property is a two-bedroom, traditionally constructed detached house with no cavity, and a floor area of approx. 36m<sup>2</sup>, as such considered to be very small in line with modern day standards.
- 2.4 Officers do not consider that the refurbishment of the property would represent value for money especially given access to the property is very limited currently. There is no vehicle access to the property.
- 2.5 Officers have considered options for the property, including redesigning and extending and or undertaking works to enable a driveway to be constructed, but these options would not provide a cost-effective way forward to re-use the property.
- 2.6 **53 Crabbs Cross Lane, Crabbs Cross, Redditch**, is owned by Redditch Borough Council (RBC) and is an HRA asset. The property is currently void and has been since 2022. Given its current condition and location, Officers do not consider that it is suitable to remain as part of the HRA stock.
- 2.7 The property is a two-bedroom traditionally constructed semi-detached house, with a floor area of approx. 46m<sup>2</sup>, considered very small in line with modern day standards. One must enter the first bedroom to

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access the second bedroom. To improve the property and bring it to a point where it would be fit for habitation would cost circa £125,000.00. inclusive of energy efficiency measures and external works to gardens.

- 2.8 Officers do not consider that the refurbishment of the property would represent value for money.
- 2.9 Officers are therefore seeking a decision from Members that the two properties be declared as surplus with the intention that they are then sold on the open market following consultation with the Portfolio Holder for Housing. On balance officers are of the view that selling and re-investing the proceeds into the HRA account to be used towards future investment in the housing stock is going to bring a greater economic benefit than using HRA funds to refurbish. Whilst this might not normally be the case, in this instance the very dilapidated state of both properties means that they are not economical to bring back into service.

### **3. FINANCIAL IMPLICATIONS**

- 3.1 The rules under which the HRA operates mean that the income generated from the sale of the properties must be re-invested back into the HRA Capital Account. Officers intend to use the monies towards investment in adding to the existing housing stock.

### **4. LEGAL IMPLICATIONS**

- 4.1 Under section 123 of the Local Government Act 1972 the Council is under a duty to achieve best value when it disposes of property.
- 4.2 The legal power to enable a Council to dispose of HRA property is section 32 of the Housing Act 1985. That section also stipulates that such a disposal shall not be made without the consent of the Secretary of State which can be obtained by making an application if it is not already covered by a general consent (General Housing Consents 2013).

### **5. STRATEGIC PURPOSES - IMPLICATIONS**

#### **Relevant Council Priorities**

- 5.1 The two council priorities of relevance to this report are: -

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Communities and Housing.

**Climate Change Implications**

- 5.2 There are no expected climate change implications for the disposal of either property.

**6. OTHER IMPLICATIONS**

**Local Government Reorganisation Implications**

- 6.1 There are no implications for Local Government Reorganisation.

**Equalities and Diversity Implications**

- 6.2 There are no equalities implications arising directly from this report; however, the effective utilisation of the HRA benefits the residents of Redditch through the provision of appropriate housing which meets the needs of our tenants.

**Operational Implications**

- 6.3 In writing this report officers have noted that there is not currently an overall policy in place covering the disposal of HRA assets. Such a policy could be beneficial in streamlining the process and enabling officers to act more swiftly in certain cases. As such officers intend to bring a further report to Members later in the year to look at establishing an HRA disposal policy.

**7. RISK MANAGEMENT**

- 7.1 There will be a risk of further dilapidation and vandalism if the properties are not sold, particularly in relation to 53 Parsons Road.

**8. APPENDICES and BACKGROUND PAPERS**

Appendix 1 - Site plan 53 Parsons Road  
Appendix 2 - Site plan 53 Crabbs Cross Lane  
Appendix 3 - Exempt Information  
Appendix 4 - Exempt Plan

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**9. REPORT SIGN OFF**

<b>Department</b>	<b>Name and Job Title</b>	<b>Date</b>
Portfolio Holder	Bill Hartnett	08/05/2025
Assistant Director	Simon Parry	08/05/2025
Lead Officer	Andrew Rainbow	10/04/2025
Financial Services	Deb Goodall	15/04/2025
Legal Services	Nicola Cummings	20/05/2025
Policy Team (if equalities implications apply)	Rebecca Green	14/04/2025
Climate Change Officer (if climate change implications apply)	Matt Eccles	15/04/2025