

**ASSET DISPOSAL SUMMARY REPORT**
**PROPERTY ADDRESS 4 SEVERN WAY APPERLEY**
**1.0 Introduction**

The purpose of this report is to detail the reasons to dispose 4 Severn Way Apperley in accordance with the Society's Asset Disposal Procedure document

**2.0 Background**

A three bedroom semi-detached brick built house with a tiled roof. The property was built between 1930 and 1949. The windows are not original as they have been replaced with UPVC. On the ground floor there is an entrance Hall, living room and a kitchen. On the first floor there is a landing with two double bedrooms, one single bedroom and a family bathroom.

Outside there are gardens that surround the property with pedestrian access.

**3.0 Asset Management – Data collated from Keystone**

The property is in disrepair, however it does now need major updating, improving and central heating provided. Mains water, electricity, gas and drainage are connected.

The SAP rating for the property is 34 as stipulated in the Energy Performance Certificate dated 5<sup>th</sup> May 2015. The assessment has made recommendations to improve the SAP which includes.

Recommended measures	Indicative costs	Typical Savings per year	Rating after improvement	Green deal finance
Cavity wall insulation	£500 - £1,500	£318	E48	Yes Full
Floor insulation (suspended floor)	£800-£1,200	£74	E51	Yes Full
Low energy lighting	£25	£18	E52	No
Heating Controls	£350 - £450	£39	E54	Part contribution
Solar water heating	£4,000-£6,000	£35	D55	Part contribution
Replacement glazing units	£1,000 - £1,400	£67	D59	Part contribution
High performance external doors	£1,000	£25	D60	Part contribution
Solar photovoltaic panels	£5,000-£8,000	£290	B81	Part contribution

Data extracted from the Energy Performance Cert

**\*The indicative cost to improve the SAP rating to 85 has been estimated at £19,575 based on the data given above. The cost does not include any professional fees, building regulations and planning.**

The property currently complies with the Housing Quality Standard and is non-compliant by year 2017 as a result of major components requiring replacement such as roof and heating system.

The windows at the property have been replaced with PVCU during 1999 and renewal has been programmed for 2024.

The planned maintenance cost has been estimated at £26,130 profiled over the 30 years and 18 repairs have been reported since 2003. The majority of the repairs have been mainly plumbing repairs and general maintenance owing to the age of the property.

The Disposal Strategy determines not to invest further capital cost on this property as a result of the low SAP rating. It is considered that the funds generated from the disposal of this asset can be re-invested to provide new affordable housing which would be thermally efficient and meet current building regulations.

#### **4.0 Finance**

The weekly rent as from 1<sup>st</sup> April 2015 is £103.26 (52 weeks)

There is no service charge for the property.

The property has been void since 27<sup>th</sup> April 2015

#### **5.0 Development Opportunities**

The property would not be suitable for any development opportunity.

#### **6.0 Housing Stock**

The Society has thirty one affordable homes within the village of Apperley and Deerhurst although the disposal of properties will reduce this to thirty properties. As a member of the Gloucestershire Rural Partnership the Society will work with the rural enabler to seek new opportunity. The capital receipt which is generated from the disposal of this property can be used to fund new affordable housing within the Parish.

**PROPERTY ADDRESS 2 GLEBE COTTAGES HAWLING.**

**1.0 Introduction**

The purpose of this report is to detail the reasons to dispose of 2 Glebe Cottages Hawling in accordance with the Society’s Asset Disposal Procedure document

**2.0 Background**

The property is a 3 bedroom semi-detached solid wall sandstone property, built circa 1900’s. The windows are not original as they have been replaced with UPVC. On the ground floor there is an entrance hall, living room. Kitchen/diner and downstairs bathroom. On the first floor leading off the landing is two double bedrooms, one single bedroom.

Outside is a good sized front and rear garden with shared pedestrian access to 1 Glebe Cottages.

**3.0 Asset Management – Data collated from Keystone**

The property is in disrepair, it does now need major updating, improving and central heating required. Mains water, electricity and drainage are connected.

The SAP rating for the property is 51 as stipulated in the Energy Performance Certificate dated 1<sup>st</sup> February 2015. The assessment has made recommendations to improve the SAP which includes.

Recommended measures	Indicative costs	Typical Savings per year	Rating after improvement	Green deal finance
Add additional 80mm jacket to hot water cylinder	£15-£30	£21	D56	Yes Full
Floor insulation (solid floor)	£4,000-£6,000	£103	D55	Part contribution
Low energy lighting	£35	£36	D57	No
High heat retention storage heaters	£2,000-£3,000	£312	C69	Yes Full
Solar water heating	£4,000-£6,000	£54	C71	Part contribution
Solar photovoltaic panels	£5,000-£8,000	£290	B81	Part contribution

Data extracted from the Energy Performance Cert

**\*The indicative cost to improve the SAP rating to 85 has been estimated at £23,030 based on the data given above. The cost does not include any professional fees, building regulations and planning.**

The property currently complies with the Housing Quality Standard and is non-compliant by year 2029 as a result of major components requiring replacement such as roof and heating system.

The windows at the property have been replaced with PVCU during 2000 and renewal has been programmed for 2025.

The property is reported to have asbestos presumed in the hallway and external store.

The planned maintenance cost has been estimated at £24,490 profiled over the 30 years and 30 repairs have been reported since 2003. The majority of the repairs have been mainly plumbing repairs and general maintenance owing to the age of the property.

#### **4.0 Finance**

The weekly rent as from 1<sup>st</sup> April 2015 is £141.31 (52 weeks)

There is no service charge for the property.

#### **5.0 Development Opportunities**

The property would not be suitable for any development opportunity.

#### **6.0 Housing Stock**

The Society has two affordable homes within the village of Hawling although the disposal of properties will reduce this to one property. The Society are a member of the Gloucestershire Rural Partnership and will work with the rural enabler to seek new opportunity. The capital receipt which is generated from the disposal will be used to fund new affordable housing within the Parish.

## PROPERTY ADDRESS 3 CLEEVE VIEW STOKE ORCHARD

### 1.0 Introduction

The purpose of this report is to detail the reasons to dispose of 3 Cleeve View Stoke Orchard in accordance with the Society's Asset Disposal Procedure document

### 2.0 Background

The property is an older style property, built in about 1950, end terrace brick built with a tiled roof. The windows are not original as they have been replaced with UPVC. On the ground floor there is an entrance hall, living room and a kitchen/diner. On the first floor there is a landing with two double bedrooms, one single bedroom and a bathroom.

Outside is a good sized garden to the front and rear with off road parking.

### 3.0 Asset Management – Data collated from Keystone

The property is in disrepair, it does now need generally updating, improving and central heating provided. Mains water, electricity and drainage are connected.

The SAP rating for the property is 51 as stipulated in the Energy Performance Certificate dated 1<sup>st</sup> February 2015. The assessment has made recommendations to improve the SAP which includes.

Recommended measures	Indicative costs	Typical Savings per year	Rating after improvement	Green deal finance
Add additional 80mm jacket to hot water cylinder	£15-£30	£21	D56	Yes Full
Floor insulation (solid floor)	£4,000-£6,000	£103	D55	Part contribution
Low energy lighting	£35	£36	D57	No
High heat retention storage heaters	£2,000-£3,000	£312	C69	Yes Full
Solar water heating	£4,000-£6,000	£54	C71	Part contribution
Solar photovoltaic panels	£5,000-£8,000	£290	B81	Part contribution

Data extracted from the Energy Performance Cert

**\*The indicative cost to improve the SAP rating to 85 has been estimated at £23,065 based on the data given above. The cost does not include any professional fees, building regulations and planning.**

The property currently complies with the Housing Quality Standard and is non-compliant by year 2029 as a result of major components requiring replacement such as roof and heating system.

The windows at the property have been replaced with PVCU during 2000 and renewal has been programmed for 2025.

The planned maintenance cost has been estimated at £24,660 profiled over the 30 years and 66 repairs have been reported since 2003. The majority of the repairs have been mainly plumbing repairs and general maintenance owing to the age of the property.

#### **4.0 Finance**

The weekly rent as from 1<sup>st</sup> April 2015 is £124.25 (52 weeks)

There is no service charge for the property.

#### **5.0 Development Opportunities**

The property would not be suitable for any development opportunity.

#### **6.0 Housing Stock**

The Society has eleven affordable homes within the village of Stoke Orchard although the disposal of properties will reduce this to ten properties. As a member of the Gloucestershire Rural Partnership the Society will work with the rural enabler to seek new opportunity. The capital receipt which is generated from the disposal of this property can be used to fund new affordable housing within a sustainable location of Stoke Orchard and the surrounding Parishes if the opportunity arises.

**PROPERTY ADDRESS** 42 CHURCH LANE TODDINGTON

**1.0 Introduction**

The purpose of this paper is to detail the reasons to dispose 42 Church Lane Toddington in accordance with the Society’s Asset Disposal Procedure document

**2.0 Background**

The property is an older style end of terrace three bedroom house with a tiled roof, built in about 1950’s. The windows are not original as they have been replaced with UPVC. On the ground floor there is a living room and a kitchen/dining room. On the first floor there is a landing leading to two double bedrooms, one single bedroom and a family bathroom.

Outside is there are gardens that surround the property with pedestrian access.

**3.0 Asset Management – Data collated from Keystone**

The property is in disrepair, it does now need generally updating, improving and central heating provided. Mains water, electricity, gas and drainage are connected.

The SAP rating for the property is 70 as stipulated in the Energy Performance Certificate dated 30<sup>th</sup> June 2015. The assessment has made recommendations to improve the SAP which includes.

Recommended measures	Indicative costs	Typical Savings per year	Rating after improvement	Green deal finance
Floor insulation (solid floor)	£4,000-£6,000	£49	C72	Part contribution
Low Energy Lighting	£25	£26	C73	
Heating Controls	£350 - £450	£26	C74	Part contribution
Solar water heating	£4,000-£6,000	£32	C75	Part contribution
Solar photovoltaic panels	£5,000-£8,000	£266	B85	Part contribution

Data extracted from the Energy Performance Cert

**\*The indicative cost to improve the SAP rating to 85 has been estimated at £22.475 based on the data given above. The cost does not include any professional fees, building regulations and planning.**

The property currently complies with the Housing Quality Standard and is non-compliant by year 2017 as a result of major components requiring replacement.

The windows at the property have been replaced with PVCU during 1998 and renewal has been programmed for 2023.

The property is reported to have asbestos presumed within the loft space, external ground walls and kitchen.

The planned maintenance cost has been estimated at £25,000 profiled over the 30 years and repairs have been reported since 2003. The majority of the repairs have been mainly plumbing repairs and general maintenance owing to the age of the property.

#### **4.0 Finance**

The weekly rent as from 1<sup>st</sup> April 2015 is £72.58 (52 weeks)

There is no service charge for the property.

The property has been void since 16/06/2014.

#### **5.0 Development Opportunities**

The property would not be suitable for any development opportunity.

#### **6.0 Housing Stock**

The Society has eleven affordable homes within the village of Toddington although the disposal of properties will reduce this to ten properties. As a member of the Gloucestershire Rural Partnership the Society will work with the rural enabler to seek new opportunity. The capital receipt which is generated from the disposal of this property can be used to fund new affordable housing within the village and the surrounding Parishes if the opportunity arises.



**PROPERTY ADDRESS** 44 CHURCH LANE TODDINGTON

**1.0 Introduction**

The purpose of this report is to detail the reasons to dispose 44 Church Lane Toddington in accordance with the Society’s Asset Disposal Procedure document.

**2.0 Background**

The property is an older style property, built around 1950 to 1965, end of terrace house built in brick with a tiled roof. The windows are not original as they have been replaced with UPVC. On the ground floor there is a living room and a kitchen/ diner. On the first floor there is a landing with two double bedrooms, one single bedroom and a family bathroom. To the rear of the property there is attached a brick built store that has a W.C.

Outside is a good sized garden to the front and rear of the property with a shared pedestrian front access.

**3.0 Asset Management – Data collated from Keystone**

The property is in disrepair, it does now need major updating, improving and central heating provided. Mains water, electricity, gas and drainage are connected.

The SAP rating for the property is 71 as stipulated in the Energy Performance Certificate dated 7<sup>th</sup> September 2015. The assessment has made recommendations to improve the SAP which includes.

Recommended measures	Indicative costs	Typical Savings per year	Rating after improvement	Green deal finance
Floor insulation (solid floor)	£4,000-£6,000	£44	C73	Part contribution
Solar water heating	£4,000-£6,000	£34	C75	Part contribution
Solar photovoltaic panels	£5,000-£8,000	£278	B85	Part contribution
Low Energy lighting	£25	£26	C74	

Data extracted from the Energy Performance Cert

**\*The indicative cost to improve the SAP rating to 85 has been estimated at £20,000 based on the data given above. The cost does not include any professional fees, building regulations and planning.**

The property currently complies with the Housing Quality Standard and is non-compliant by year 2022 as a result of major components requiring replacement such as roof and heating system.

The windows at the property have been replaced with PVCU during 1998 and renewal has been programmed for 2023.

The property is confirmed to have asbestos in cement downpipes and hopper, kitchen and living room walls.

The planned maintenance cost has been estimated at £29,123 profiled over the 30 years and 54 repairs have been reported since 2003. The majority of the repairs have been mainly plumbing repairs and general maintenance owing to the age of the property.

#### **4.0 Finance**

The weekly rent as from 1<sup>st</sup> April 2015 is £113.19 (52 weeks)

There is no service charge for the property.

The property has been void since 24<sup>th</sup> August 2015

#### **5.0 Development Opportunities**

The property would not be suitable for any development opportunity

#### **6.0 Housing Stock**

The Society has eleven affordable homes within the village of Toddington although the disposal of properties will reduce this to ten properties. As a member of the Gloucestershire Rural Partnership the Society will work with the rural enabler to seek new opportunity. The capital receipt which is generated from the disposal of this property can be used to fund new affordable housing within the village and surrounding Parishes if the opportunity arises.

**PROPERTY ADDRESS** 50 CHURCH LANE TODDINGTON

**1.0 Introduction**

The purpose of this report is to detail the reasons to dispose 50 Church Lane Toddington in accordance with the Society’s Asset Disposal Procedure document

**2.0 Background**

The property is an older style property, built around 1950 to 1965, end of terrace built in brick with a tiled roof. The windows are not original as they have been replaced with UPVC. On the ground floor there is a living room and a kitchen/diner. On the first floor there is a landing with two double bedrooms, one single bedroom and a family bathroom. To the rear of the property attached the house is a brick built store and a w.c.

Outside is a good sized garden to the front and rear of the property with a shared pedestrian front access.

**3.0 Asset Management – Data collated from Keystone**

The property is in disrepair, it does now need major updating and improving. Mains water, electricity, gas and drainage are connected.

The SAP rating for the property is 72 as stipulated in the Energy Performance Certificate dated 28<sup>th</sup> July 2015. The assessment has made recommendations to improve the SAP which includes.

Recommended measures	Indicative costs	Typical Savings per year	Rating after improvement	Green deal finance
Floor insulation (solid floor)	£4,000-£6,000	£43	C73	Part contribution
Solar water heating	£4,000-£6,000	£34	C75	Part contribution
Solar photovoltaic panels	£5,000-£8,000	£278	B85	Part contribution

Data extracted from the Energy Performance Cert

**\*The indicative cost to improve the SAP rating to 85 has been estimated at £20,000 based on the data given above. The cost does not include any professional fees, building regulations and planning.**

The property currently complies with the Housing Quality Standard and is non-compliant by year 2022 as a result of major components requiring replacement such as roof and heating system.

The windows at the property have been replaced with PVCU during 2000 and renewal has been programmed for 2025.

The property is reported to have asbestos presumed in the dining room, walls, rainwater goods and kitchen.

The planned maintenance cost has been estimated at £29,075 profiled over the 30 years and 95 repairs have been reported since 2003. The majority of the repairs have been mainly plumbing repairs and general maintenance owing to the age of the property.

#### **4.0 Finance**

The weekly rent as from 1<sup>st</sup> April 2015 is £113.29 (52 weeks)

There is no service charge for the property.

The property has been void since 20<sup>th</sup> July 2015

#### **5.0 Development Opportunities**

The property would not be suitable for any development opportunity.

#### **6.0 Housing Stock**

The Society has eleven affordable homes within the village of Toddington although the disposal of properties will reduce this to ten properties. As a member of the Gloucestershire Rural Partnership the Society will work with the rural enabler to seek new opportunity. The capital receipt which is generated from the disposal of this property can be used to fund new affordable housing within the village and surrounding Parishes if the opportunity arises.

## PROPERTY ADDRESS 5 TYTHE TERRACE WINCHCOMBE

### 1.0 Introduction

The purpose of this report is to detail the reasons to dispose of 5 Tythe Terrace Winchcombe in accordance with the Society's Asset Disposal Procedure document.

### 2.0 Background

The property is an older style property, built in about 1935, mid terraced house built in Cotswold stone with a tiled roof. The windows are not original as they have been replaced with UPVC. On the ground floor there is one reception room and a kitchen. On the first floor there is a landing with one double bedroom and a bathroom.

Outside to the front is a pedestrian access over a small garden and to the rear is a small garden with access from a rear communal gate. There is no vehicular access.

### 3.0 Asset Management – Data collated from Keystone

The property is in poor condition, it does now need major updating, improving and central heating provided. Mains water, gas, electricity and drainage are connected.

The SAP rating for the property is 31 as stipulated in the Energy Performance Certificate dated 20<sup>th</sup> October 2015. The assessment has made recommendations to improve the SAP which includes.

Recommended measures	Indicative costs	Typical Savings per year	Rating after improvement	Green deal finance
Internal or external wall insulation	£4,000 - £14,000	£383	E50	Yes Full
Floor insulation (solid floor)	£4,000-£6,000	£49	C72	Part contribution
Additional 80mm insulation on hot water cylinder	£15 - £30	£22	E54	Yes Full
High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£371	C75	Yes Full
High performance external doors	£1,000	£22	C79	Part contribution
Solar water heating	£4,000-£6,000	£32	C75	Part contribution
Solar photovoltaic panels	£5,000-£8,000	£266	B85	Part contribution

Data extracted from the Energy Performance Cert

**\*The indicative cost to improve the SAP rating to 90 has been estimated at £36,230 based on the data given above. The cost does not include any professional fees, building regulations and planning.**

The property currently complies with the Housing Quality Standard and is non-compliant by year 2017 as a result of major components requiring replacement such as roof and heating system.

The windows at the property have been replaced with PVCU during 2001 and renewal has been programmed for 2026.

The property is presumed to have asbestos although it is inaccessible.

The planned maintenance cost has been estimated at £18,914 profiled over the 30 years and 21 repairs have been reported since 2003. The majority of the repairs have been mainly plumbing repairs and general maintenance owing to the age of the property.

The Disposal Strategy determines not to invest further capital cost on this property as a result of the low SAP rating. It is considered that the funds generated from the disposal of this asset can be re-invested to provide new affordable housing which would be thermally efficient and meet current building regulations.

#### **4.0 Finance**

The weekly rent as from 1<sup>st</sup> April 2015 is £113.19 (52 weeks)

There is no service charge for the property.

The property has been void since 29<sup>th</sup> June 2015

#### **5.0 Development Opportunities**

The property would not be suitable for any development opportunity.

#### **6.0 Housing Stock**

The Society has a number of affordable homes within Winchcombe and the disposal of this property will have minimal impact in stock numbers. The Society are actively offering on development opportunities with major developers procuring projects within the town and surrounding areas.

## PROPERTY ADDRESS 1 ORCHARD COTTAGES WORMINGTON

### 1.0 Introduction

The purpose of this report is to detail the reasons to dispose of 1 Orchard Cottages Wormington in accordance with the Society's Asset Disposal Procedure document

### 2.0 Background

The property is an older style property, built in about 1950, semi-detached built in brick with a tiled roof. The windows are not original as they have been replaced with UPVC. On the ground floor there is an entrance hall, two reception rooms and a kitchen. To the side of the property is a coal house. On the first floor there is a landing with two double bedrooms, one single bedroom and a bathroom.

Outside is a good sized garden with a shared pedestrian front access and shared vehicular access at the rear. There is a block of 4 garages which it is assumed was originally built by Tewkesbury Borough Council. Although, it is believed that the detached garage within the garden was built by the tenant at number 1 some time ago.

### 3.0 Asset Management – Data collated from Keystone

The property is in disrepair, it does now need generally updating, improving and central heating provided. Mains water, electricity and drainage are connected. There is evidence of structural movement.

The SAP rating for the property is 42 as stipulated in the Energy Performance Certificate dated 1<sup>st</sup> February 2015. The assessment has made recommendations to improve the SAP which includes.

Recommended measures	Indicative costs	Typical Savings per year	Rating after improvement	Green deal finance
Cavity wall insulation	£500-£1,500	£428	D59	Yes full
Floor insulation (solid floor)	£4,000-£6,000	£89	D63	Part contribution
Low energy lighting	£20	£17	D64	No
High heat retention storage heaters	£2,000-£3,000	£149	C70	Part contribution
Solar water heating	£4,000-£6,000	£64	C73	Part contribution
Solar photovoltaic panels	£5,000-£8,000	£285	B85	Part contribution

Data extracted from the Energy Performance Cert

**\*The indicative cost to improve the SAP rating to 85 has been estimated at £24,250 based on the data given above. The cost does not include any professional fees, building regulations and planning.**

The property currently complies with the Housing Quality Standard and is non-compliant by year 2029 as a result of major components requiring replacement such as roof and heating system.

The windows at the property have been replaced with PVCU during 2000 and renewal has been programmed for 2025.

The property is reported to have asbestos presumed in bedroom 1 floor covering, walls and roof eaves although it is inaccessible.

The planned maintenance cost has been estimated at £26,000 profiled over the 30 years and 53 repairs have been reported since 2003. The majority of the repairs have been mainly plumbing repairs and general maintenance owing to the age of the property.

The Disposal Strategy determines not to invest further capital cost on this property as a result of the low SAP rating. It is considered that the funds generated from the disposal of this asset can be re-invested to provide new affordable housing which would be thermally efficient and meet current building regulations.

#### **4.0 Finance**

The weekly rent as from 1<sup>st</sup> April 2015 is £113.19 (52 weeks)

There is no service charge for the property.

The property has been void since 26<sup>th</sup> January 2015

#### **5.0 Development Opportunities**

The property would not be suitable for any development opportunity as 3 Orchard Cottages is privately owned.

#### **6.0 Housing Stock**

The Society has seven affordable homes within the village of Wormington although the disposal of properties will reduce this to five properties. As a member of the Gloucestershire Rural Partnership the Society will work with the rural enabler to seek new opportunity. The capital receipt which is generated from the disposal of this property can be used to fund new affordable housing within a sustainable location of Dumbleton and the surrounding Parishes if the opportunity arises.



## PROPERTY ADDRESS 4 ORCHARD COTTAGES WORMINGTON

### 1.0 Introduction

The purpose of this report is to detail the reasons to dispose of 4 Orchard Cottages Wormington in accordance with the Society's Asset Disposal Procedure document

### 2.0 Background

The property is an older style property, built in about 1950, semi-detached built in brick with a tiled roof. The windows are not original as they have been replaced with UPVC. On the ground floor there is two reception rooms and a kitchen. On the first floor there is a landing with two double bedrooms, one single bedroom and a bathroom. To the side with its own access door from the front and to the side is a brick built store with a W.C. and Belfast sink.

Outside is a good sized garden to front & rear with a shared pedestrian front access.

### 3.0 Asset Management – Data collated from Keystone

The property is in disrepair, it does now need generally updating, improving and central heating provided. Mains water, electricity and drainage are connected.

The SAP rating for the property is 51 as stipulated in the Energy Performance Certificate dated 1<sup>st</sup> February 2015. The assessment has made recommendations to improve the SAP which includes.

Recommended measures	Indicative costs	Typical Savings per year	Rating after improvement	Green deal finance
Add additional 80mm jacket to hot water cylinder	£15-£30	£21	D56	Yes Full
Floor insulation (solid floor)	£4,000-£6,000	£103	D55	Part contribution
Low energy lighting	£35	£36	D57	No
High heat retention storage heaters	£2,000-£3,000	£312	C69	Yes Full
Solar water heating	£4,000-£6,000	£54	C71	Part contribution
Solar photovoltaic panels	£5,000-£8,000	£290	B81	Part contribution

Data extracted from the Energy Performance Cert

**\*The indicative cost to improve the SAP rating to 85 has been estimated at £23,065 based on the data given above. The cost does not include any professional fees, building regulations and planning.**

The property currently complies with the Housing Quality Standard and is non-compliant by year 2028 as a result of major components requiring replacement such as roof and heating system.

The windows at the property have been replaced with PVCU during 2000 and renewal has been programmed for 2025.

The property is reported to have asbestos presumed in the walls and roof eaves although it is inaccessible.

The planned maintenance cost has been estimated at £24,000 profiled over the 30 years and 69 repairs have been reported since 2003. The majority of the repairs have been mainly plumbing repairs and general maintenance owing to the age of the property.

The Disposal Strategy determines not to invest further capital cost on this property as a result of the low SAP rating. It is considered that the funds generated from the disposal of this asset can be re-invested to provide new affordable housing which would be thermally efficient and meet current building regulations.

#### **4.0 Finance**

The weekly rent as from 1<sup>st</sup> April 2015 is £113.19 (52 weeks)

There is no service charge for the property.

The property has been void since 7<sup>th</sup> December 2015

#### **5.0 Development Opportunities**

The adjoining property at 3 Orchard Cottages is privately owned and there could be negotiations with the owner to provide an improved vehicular access to the rear.

#### **6.0 Housing Stock**

The Society has seven affordable homes within the village of Wormington although the disposal of properties will reduce this to five properties. As a member of the Gloucestershire Rural Partnership the Society will work with the rural enabler to seek new opportunity. The capital receipt which is generated from the disposal of this property can be used to fund new affordable housing within a sustainable location of Dumbleton and the surrounding Parishes if the opportunity arises.