

Assessment of Acquisition/Disposal Feasibility

Assessed by:	Matthew Wicks
Date:	6 th February 2019
Site:	Greensward front of 12 -15 Wignall Street Lawford CO11 2JG
Reason for consideration: Request from the owners of 12 -15 Wignall Street to purchase the greensward to the front of their homes which currently remains in TDC ownership administered by the Housing Service	
Adjoining uses: Residential	
Planning designation: Not specifically designated	
Current use: Open residential greensward and off road parking bays	
Legal constraints: Not yet researched	
<p>Service usage/issues: The proposal is to dispose of these greensward/parking bays which are currently in TDC ownership and maintained by the Housing Service. Whilst all four properties have conveyed rights over some of the land in question other greensward areas are not included.</p> <p>Any sale of land would preserve any owners existing conveyed or otherwise rights of access and use.</p>	
Request for purchase/lease: There is a registered interest from the four owners (12 – 15 Wignall Street) to purchase the ‘strip’ of land to the front of their homes, designated at the property boundaries, to use for additional front garden and additional parking The combined plot is easily divisible by four and could be sold freehold at a market rate for residential garden purposes only.	
<p>Corporate Priorities:</p> <ul style="list-style-type: none"> • Make the most of our assets • Deliver a quality living environment. 	
Property Strategy Issues: The sites are not identified for action in the property strategy. They are administered by the Operational Housing Service Housing Revenue Account Funding (HRA) and receipts from the sale would be re-invested in the Housing Revenue Account.	
Valuation: Not yet valued.	
Other Issues: Investigations of the Council’s Land Registry titles for the land are required prior to sale but no issues identified from preliminary appraisal.	
Conclusion: The granting of consent to dispose of the land as surplus to requirements is based on the reasonableness of the owners request and would avoid the current ongoing ground maintenance costs to the greenswards and provide a small receipt which could be re-invested in Housing or Housing stock upgrades within the Housing Revenue Account.	