

<b>Key Decision Required:</b>	<b>No</b>	<b>In the Forward Plan:</b>	<b>No</b>
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## PORTFOLIO HOLDER FOR FINANCE AND CORPORATE SERVICES

17 SEPTEMBER 2020

### **A.1 INITIATION OF THE PROPERTY DEALING PROCEDURE: DISPOSAL/SALE OF COUNCIL HOUSING PARKING SPACE REAR OF 2 BLENHEIM ROAD, CLACTON ON SEA.**

(Report prepared by Matthew Wicks)

#### **PART 1 – KEY INFORMATION**

##### **PURPOSE OF THE REPORT**

**To initiate the Council’s Property Dealing Process for the potential sale/disposal of part of a parking space rear of 2 Blenheim Road, Clacton on Sea.**

##### **EXECUTIVE SUMMARY**

Situated directly to the rear of a private property at 2 Blenheim Road, Clacton on Sea is a Tendring District Council (TDC) owned single parking space that is administered under the Housing Portfolio (Housing Revenue Account (HRA)).

The parking space is prone to fly tipping and is an anti-social behaviour hotspot. The owners of 2 Blenheim Road have made an application to acquire the land to incorporate into their garden.

Inspection and investigation of the site have been undertaken; A plan is attached (Appendix A).

If approved, receipts from the sale of this land, considered surplus to requirements, would be reinvested within the HRA to improve the housing stock or contribute to future property purchases.

##### **RECOMMENDATION(S)**

**That the Portfolio Holder consents to initiation of the Property Dealing Procedure, in respect of the potential sale of this parking space in order that Officers may consider the potential transaction, including valuation, title examinations and negotiations with prospective purchasers in accordance with the Council’s Property Dealing Procedure as set out in the Constitution.**

**PART 2 – IMPLICATIONS OF THE DECISION**

**DELIVERING PRIORITIES**

Our priorities include:

- Deliver a quality living environment
- Make the most of our assets

**FINANCE, OTHER RESOURCES AND RISK**

**Finance and other resources**

The sale of this land would produce a financial receipt which could be reinvested in future dwelling purchases within the HRA.

It is intended that the sale of the land would be for market value as set out below.

**Risk**

Officers have not identified any significant risk associated with the proposals.

**LEGAL**

Section 32 of the Housing Act 1985 together with The General Consent for the Disposal of Land held for the purposes of Part II of the Housing Act 1985 - 2013 gives the Council discretionary power to dispose of land held under Part II of the Housing Act 1985 that is vacant.

In this case the land is held under Pt II of the Housing Act 1985, it falls within the definition of vacant as set out in the Consent; accordingly Secretary of State authority is not necessary provided the land is sold for market value.

**OTHER IMPLICATIONS**

Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.

Crime and Disorder / Equality and Diversity / Health Inequalities / Area or Ward affected / Consultation/Public Engagement.

**Area or Ward Affected**

Clacton on Sea

**PART 3 – SUPPORTING INFORMATION**

**BACKGROUND**

The parking space is currently maintained under the Housing Revenue Account however it is smaller than a modern parking space which limits its use. The Council has been approached by owners of the adjacent house and asked whether it would sell the land; this request needs to be considered in accordance with the Council’s Property Dealing Procedure.

**CURRENT POSITION**

The parking space is currently rarely used for its correct purpose and is an anti-social behaviour and fly tipping hotspot. The Housing Manager has completed an Assessment of Disposal Feasibility as attached at Appendix B.

**APPENDICES**

- Appendix A – Plan/images of Location
- Appendix B – Assessment of Disposal Feasibility