

Report of Head of Strategy and Investment

Report to Chief Officer Property and Contracts

Date: June 2014

Subject: Request to declare land adjacent to 21 North Parade surplus to departmental requirements

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Otley and Yeadon	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. The owner of 21 North Parade has put in a request to purchase land to the rear of their property (highlighted on the attached plan). The land is vested with Environment and Housing.
2. The land in question has no operational use for the department.

Recommendations

3. It is recommended that the Chief Officer of Property and Contracts declare the land (highlighted on the attached plan) surplus to the Department of Environment and Housing operational requirements for the purpose of selling as garden land to the owners 21 North Parade.

1 Purpose of this report

- 1.1 The purpose of this report is to seek approval to sell the land to the rear of 21 North Parade (highlighted on attached plan) as garden land only.

2 Background information

- 2.1 The owner of 21 North parade has put in a request to purchase land to the rear of their property (highlighted on the attached plan). The land is owned by Leeds City Council and vested with Environment and Housing.

- 2.2 Internal consultations were conducted on 6th September 2012 with the following comments:

- Land to be used as garden land only with a boundary fence of no more than one metre high. Due to sight lines the land is not to be used as a drive or parking area.

3 Main issues

- 3.1 The owners of 21 North parade have approached the Council requesting to purchase the land to the rear of their property (highlighted on attached plan).

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Local Ward members and Area management have been consulted and no adverse comments were received.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 An equality, diversity cohesion and integration screening exercise have been carried out. This has affirmed that equality, diversity, cohesion and integration considerations have been effectively considered in relation to this proposal and that a full impact assessment was not required.

4.3 Council policies and City Priorities

- 4.3.1 The proposal to sell the land to the owners of 21 North parade would generate a capital receipt for the Council and alleviate any future maintenance responsibility.
- 4.3.2 The land will be sold as garden land only.

4.4 Resources and value for money

- 4.4.1 The sale of the land would alleviate the Council from any potential future maintenance liability and provide the Council with a capital receipt.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 This report is not eligible for Call in and there are no known legal implications.

4.6 Risk Management

- 4.6.1 The council will remain responsible for the maintenance of the area if the proposed sale is not agreed.

5 Conclusions

- 5.1 The Department of Environment and Housing has no operational use for the land to the rear of 21North Parade (highlighted on the attached plan). Following internal consultation where no issues with the proposal to dispose of the land were raised, it is concluded that the best option would be to sell the land to the owners of 21North Parade as garden land only.
- 5.2 The land would be sold as garden land only with highways recommendations implemented.
- 5.3 The proposed sale of this land would create a capital receipt.

6 Recommendations

- 6.1 It is recommended that the Chief Officer of Property and Contracts declare the land (highlighted on the attached plan) surplus to the Department of Environment and Housing operational requirements for the purpose of selling as garden land to the owners of 21 North Parade.

7 Background documents¹

- 7.1 Plan identifying land to the side of 21North Parade.

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.