

Report of Chief Officer Statutory Housing

Report to Chief Officer of Property & Contracts

Date: 9/2/2015

Subject: Request to Declare Land at the back of to 9 Westway, Farsley. Pudsey, Leeds 28 surplus to Departmental Requirements.

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Calverley & Farsley	<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 land at the back of 9 Westway, Farsley, Pudsey, Leeds 28 (highlighted on the attached plan), is vested with Environment and Housing and managed by Housing Leeds. The owner of 9 Westway has approached the Council requesting to purchase the land for garden purposes.
2. The area of land is landlocked and can only be accessed via the garden of 9 Westway, therefore very difficult to maintain. The proposal to dispose of this land would alleviate the Council of its maintenance responsibility and generate a capital receipt.

Recommendations

3. It is recommended that the Chief Officer of Property & Contracts agree to the owner of 9 Westway purchasing the land at the back of the garden to 9 Westway, for garden purposes.
4. The terms of the purchase are to be approved by the Director of City Development.

Purpose of this report

The purpose of this report is to seek approval to for the owner of 9 Westway to purchase the land at the back of the garden to 9 Westway (highlighted on the attached plan)

1 Background information

- 1.1 The land at the back of 9 Westway is vested with the Department of Environment and Housing and managed by Housing Leeds. The land in question is at the back of the garden of 9 Westway. It is landlocked and the only access is via the garden of 9 Westway. At present, the area is full of brambles. The land is 90 Sq. meters in size and has an estimated market value of £3,000.
- 1.2 Internal consultation regarding the proposal was undertaken on 30/10/2014 where the following comments were made:

Seamus Corr, Principal Landscape Architect: There is no objection to the sale of the land to no. 9 Westway to be used as a garden providing the tree to the rear (located in 8 The Gardens abutting the fence to the piece of land wanting to be purchased) does not suffer. Concern was raised that the canopy of the tree hangs over onto the land and the roots system will be underneath the land. The tree has high amenity value and can be seen from the surrounding area. A TPO should be requested prior to transfer (and if it meets the criterion for a TPO, one would be granted on the tree).

2 Main issues

- 2.1 The land at the back of 9 Westway's garden is vested with Environment and Housing and managed by Housing Leeds. It is currently unmaintained and access is difficult as the area is landlocked. The owner of 9 Westway has approached the Council requesting to purchase the land use as garden land.
- 2.2 The department has no operational use for the site. The sale of this land would alleviate the Council of its maintenance responsibility and the difficulties associated with maintaining a landlocked area of land. The sale would also generate a capital receipt.

3 Corporate Considerations

3.1 Consultation and Engagement

- 3.1.1 Local Ward Members, have been consulted and no adverse comments to the proposal were received.

3.2 Equality and Diversity / Cohesion and Integration

- 3.2.2 An equality, diversity cohesion and integration screening exercise has 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.

3.3 Council policies and City Priorities

3.3.3 If the land is sold to the owner of 9 Westway it would be incorporated into their garden and maintained to a good standard. In its current state it is a maintenance liability and has a detrimental effect on the surrounding properties. The proposal supports the City Priorities in the following way:

Best City to live: Improving the percentage of people satisfied with the quality of their environment.

3.4 Resources and value for money

3.4.4 The sale of the land would alleviate the Council from its maintenance liability and generate a capital receipt for the council.

3.5 Legal Implications, Access to Information and Call In

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

3.6 Risk Management

3.6.6 If the sale does not proceed the Council will be responsible for maintaining the site which it is currently difficult to do because the area is landlocked. The area will continue to be overgrown and will have a detrimental effect on the surrounding properties.

4 Conclusions

4.1 The Department of Environment and Housing has no operational use for the land at the back of 9 Westway, Farseley Pudsey, Leeds 28 (highlighted on the attached plan).

4.2 The proposed purchase of this land would alleviate the council from its maintenance responsibility and generate a capital receipt.

5 Recommendations

5.1 It is recommended that the Chief Officer of Property & Contracts agree to sell the land at the back of 9 Westway , to the owner of 9 Westway for garden purposes.

5.2 The terms of the sale are to be agreed by the Director of Development.

6 Background documents¹

6.1 A plan identifying the land at the back of 9 Westway, Farsley. Pudsey.

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.