

## Report of Head of Strategy and Investment

### Report to Chief Officer Strategic Housing

**Date:**

**Subject:** Request to Purchase Land to the Rear of 18 Leopold Grove, Chapeltown, LS7 4DB

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Chapel Allerton	<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 type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No

### Summary of main issues

1. The owner of 18 Leopold Grove, Chapletown, has requested to purchase land to the rear of their property for garden purposes highlighted on the attached plan.
2. . The land is vested with Environments and Housing.

### Recommendations

3. Chief Officer Property and Contracts is requested to approve the disposal of land to the rear of 18 Leopold Grove to the adjoining owner occupier for garden purposes only.

## **1 Purpose of this report**

- 1.1 The purpose of this report is to seek approval to declare the land to the rear of 18 Leopold Grove, Chapelton surplus to departmental requirements for the purpose of selling the land to the adjoining owner for garden purposes only.

## **2 Background information**

- 2.1 The owner of 18 Leopold Grove, has requested to purchase the land to the rear of his property, highlighted on the attached plan for garden purposes.
- 2.2 The area of land is a small strip of land 40 m<sup>2</sup> between the back of the garages and the applicant's property. The strip of land was excluded from the adjoining gardens so that the council had access to maintain the garages.
- 2.3 A clause would be put in to the sales agreement to ensure the council retains a right of access to maintain the garages.
- 2.4 The land will also be sold with a covenant restricting its use to garden use only.
- 2.5 Internal consultation has been undertaken regarding this matter and no objections have been raised.

## **3 Main issues**

- 3.1 The owner of 18 Leopold Grove, has requested to purchase the land to the rear of their property, highlighted on the attached plan.
- 3.2 Following internal consultation regarding this request no objections have been raised.

## **4 Corporate Considerations**

### **4.1 Consultation and Engagement**

- 4.1.1 Local Ward Members and housing management have been consulted and have confirmed that they have no objections subject to the Council retaining a right of access to maintain the garages and that a restrictive covenant is placed on the land so that it can only be used for garden use.

### **4.2 Equality and Diversity / Cohesion and Integration**

- 4.2.2 An Equality Impact Assessment been carried out for this option and is attached as Appendix

### **4.3 Council policies and City Priorities**

- 4.3.1 The sale of this land would generate a small capital receipt for the council.

### **4.4 Resources and value for money**

- 4.4.1 The sale of this land would generate a small capital receipt for the council and reduce the council's maintenance responsibility for this land.

#### **4.5 Legal Implications, Access to Information and Call In**

- 4.5.1 This report isn't eligible for call in.

#### **4.6 Risk Management**

- 4.6.1 Access might be required to maintain the garages. A clause would be put in to the sales agreement to ensure the council retains a right of access to maintain the garages.

### **5 Conclusions**

- 5.1 There are no objections to the owner of 18 Leopold Grove's request to purchase land to the rear of their property highlighted on the attached plan subject to the Council retaining a right of access to maintain the garages and a restrictive covenant being placed on the land so that it can only be used for garden purposes.

### **6 Recommendations**

- 6.1 Chief Officer Property and Contracts is requested to declare the land to the rear of 18 Leopold Grove, surplus to departmental requirements for the purpose of selling the land for garden purposes only to the adjoining owner. A right of access will be retained for the Council to maintain the adjoining garages.
- 6.2 Terms and conditions of the sale will be approved by the Director of City Development.

### **7 Background documents<sup>1</sup>**

- 7.1 Appendix I - Plan of Land to the rear of 18 Leopold Grove.
- 7.2 Appendix III - EIA

---

<sup>1</sup> 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.