

**Report of** Chief Officer Property and Contracts

**Report to** Director of Resources and Housing

**Date:** 05 April 2017

**Subject: Request to dispose of and remove from charge the garage adjacent to 10 Cobden Terrace, Farnley, LS12 5LE as surplus to requirements, for the purpose of selling to the leaseholder along with the land it is situated.**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Farnley & Wortley	<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:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

### Summary of main issues

1. The Leaseholder of the garage adjacent to 10 Cobden Terrace, Farnley, LS12 5LE has requested to purchase the garage along with the land it is situated. (Appendix 1- site plan)
2. The land is currently vested with Resources and Housing.
3. Housing Leeds has no operational use for this land.

### Recommendations

4. Director Resources and Housing is requested to dispose of and remove from charge the garage and the land it occupies and declare surplus to requirements, for the purpose of selling it to the leaseholder to restore to a decent standard.
5. To instruct City Development to carry out a valuation and agree terms of sale with the leaseholder of the garage adjacent to 10 Cobden Terrace, Farnley.

## **1 Purpose of this report**

- 1.1 The purpose of this report is to seek approval for the leaseholder of the garage adjacent to 10 Cobden Terrace, Farnley, to purchase the garage along with the land it is situated and currently vested with Resources & Housing.

## **2 Background information**

- 2.1 The garage is in a poor condition with significant repairs required to bring it to a decent and safe standard
- 2.2 There has been constant fly tipping and graffiti causing a blight for local residents.
- 2.3 There is a small parcel of unregistered land adjacent to the garage that the leaseholder may apply to register that has no value to LCC. (Appendix 2 – Photograph)
- 2.4 Between number 10 Cobden Terrace and the garage, there is a narrow strip of land with steps leading from Cobden Terrace to Cobden Place, this will not be included in the proposed sale (Appendix 3 – Comments from PROW Officer Angela Cookland)
- 2.5 Leda and Ward members are supportive of the proposal of the sale to the leaseholder.

## **3 Main issues**

- 3.1 The Leaseholder of the garage adjacent to 10 Cobden Terrace, Farnley, LS12 5LE has requested to purchase the garage along with the land it is situated.
- 3.2 The terms of the sale would be estimated by a Valuation Surveyor and negotiated by City Development.
- 3.3 This proposal would reduce the council's maintenance liability and help prevent antisocial behaviour in the area.
- 3.4 Following internal consultation regarding this request no objections have been raised regarding this proposal.

## **4 Corporate Considerations**

### **4.1 Consultation and Engagement**

Local Ward Members, and Housing Management have been consulted and no objections have been raised.

LEDA Panel was consulted and no objections were raised to the proposal.

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

- 4.1.1 An Equality Impact Assessment been carried out for this option and is included in the background documents.

## **4.2 Council policies and City Priorities**

**4.2.1** This proposal reduces the council's maintenance liability for the garage and the land and helps reduce antisocial behaviour in the area, supporting the Best Council plan for people to live in Leeds in areas that are clean and well cared for.

### **4.2.2 Resources and value for money**

4.2.1 This proposal would reduce the council's maintenance liability for the garage and the land, and help reduce antisocial behaviour in the area.

4.2.2 This proposal will generate a capital receipt and prevent the loss of a Council asset at nil cost.

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

4.3.1 This report is not eligible for call in.

## **4.4 Risk Management**

4.4.2 If the land is not included in the boundary of 10 Cobden Terrace, Farnley, it will continue to be a maintenance liability for the Council and attract anti-social behaviour.

## **5 Conclusions**

5.1 Director Resources and Housing is requested to dispose of and remove from charge the garage and the land it occupies and declare surplus to requirements, for the purpose of selling it to the leaseholder to restore to a decent standard.

5.2 To instruct City Development to carry out a valuation and terms of sale with the leaseholder of the garage adjacent to 10 Cobden Terrace, Farnley.

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

6.1 Equality Impact Assessment

6.2 Delegated Decision Notice

## **7 Appendices**

7.1 Appendix 1 – Area Plan Uniform

7.2 Appendix 2 – Photograph

7.3 Appendix 3 – PROW Officer Comments