

OFFICER DECISION RECORD SHEET

Name of decision maker: James Deane, Director (Finance and Operations)

Service Area: Finance And Operations

Title of Decision: To sell the land plot comprising garages No 29 to 52 Paston Road for development as a single dwelling for the sum of £60,000.

Decision made and reasons:

Decision: To sell the land as detailed above.

It is the intention to develop the site for a single dwelling house. The sale is not conditional on gaining planning permission.

Reason:

The plot has garages which are producing a nil income.

There will be a capital receipt to the Council of £60,000.

Despite refurbishment of the garages there is no interest from the locality in renting them. Currently the income is nil. There is therefore a cost in maintenance and the site is suffering from antisocial behaviour.

Antisocial behaviour will be reduced by the presence of a house on the plot.

Reports considered:

Report of Brasier Freeth dated 17th June 2016 giving an opinion of Open Market Value of the site.

Officers/Councillors/Ward Councillors/Stakeholders Consulted:

Cllr Graeme Elliot, Portfolio Holder for Finance and Resources

Nicholas Brown - Group Manager (Commercial Assets and Property Development)

David Skinner – Assistant Direct (Finance & Resources)

Monitoring Officer Comments:

No comments to add to this report.

S151 Officer Comments:

The option proposed demonstrates best consideration for capital receipt of the land identified that will help to fund potential capital developments and will limit the realisation of the potential maintenance liability.

Implications:

Value for Money:

Financial: Financial implications are detailed above.

Risk: If the asset is not sold there will be a continued demand on funds for

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maintenance. There will also be a risk of anti social behaviour continuing on the site.

Officer Signature:

Date:

Appendix 1

Site Location

