

# Chichester District Council

THE CABINET

6 February 2018

## Disposal of 2 The Gardens College Lane Chichester

### 1. Contacts

**Cabinet Member:**

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### 2. Recommendation

- 2.1. That the Cabinet declares the property surplus to requirements and authorises the Head of Commercial Services to proceed with the disposal of the land and property at 2 The Gardens College Lane Chichester by auction as set out in section 5 of the report.**

### 3. Background

- 3.1. In late summer 2016, Chichester District Council (CDC) obtained vacant possession of the property and surrounding land known as 2 The Gardens College Lane Chichester. The property was previously occupied by a former member of staff who chose to vacate.
- 3.2. 2 The Gardens is the southernmost of two council-owned properties situated on College Lane Chichester. It comprises a two-storey detached residential property with living and dining rooms plus kitchen on the ground floor with two bedrooms and a bathroom on the first floor together with surrounding land. The property has pedestrian access only via College Lane. A location plan and photograph are attached at appendix 1.
- 3.3. CDC is currently responsible for all current costs associated with the property including any maintenance and repairs as summarised in appendix 2 (Part II exempt).
- 3.4. The property is now considered surplus as there is no ongoing operational requirement for its retention.
- 3.5. In planning terms, the site as a whole is not considered to have much development potential, particularly due to it being heavily wooded and located within a conservation area. It is intended to include covenants in the conveyance preventing intensified use of the site without first seeking the CDC's consent.

### 4. Outcomes to be Achieved

- 4.1. Capital receipt from the sale of the property.

- 4.2. Cost saving to CDC via reduced maintenance liability as indicated in appendix 2 (Part II exempt).

## **5. Proposal**

- 5.1. That the property and land known as 2 The Gardens College Lane Chichester (shown edge red in appendix 1) be declared surplus to CDC requirements and that the property is put into auction as the most appropriate method of disposal due to the type and condition of the property. This method is considered the route most able to provide a demonstrable disposal at best consideration.
- 5.2. That a reserve price, as outlined in appendix 2 (Part II exempt) be placed on the property. There is potential for the sale price to exceed the reserve which could fall outside of the delegation to the Head of Commercial Services and therefore the Cabinet's authority is required.

## **6. Alternatives Considered**

- 6.1. Passing the site over to become part of Oaklands Park – This was deemed to be of negligible benefit to the CDC.
- 6.2. Passing the property over to the CDC Housing team was ruled out as the property requires repair works and does not suit the requirements for temporary housing.
- 6.3. Transferring the property to a registered housing provider was also ruled out for the same reasons as outlined in paragraph 6.2 above.
- 6.4. It is not considered financially viable for CDC to refurbish and/or develop this site.

## **7. Resource and Legal Implications**

- 7.1. There will be a requirement for resource from the legal services team both in respect of initial legal title research and the preparation of the legal pack for auction.

## **8. Consultation**

- 8.1. CDC's Green Spaces and Street Scene Manager and Divisional Manager for Housing Services were consulted. Neither had any identified operational use for the property and neither objected therefore to its disposal.

## **9. Community Impact and Corporate Risks**

- 9.1. None

## 10. Other Implications

	Yes	No
<b>Crime and Disorder</b>		X
<b>Climate Change</b>		X
<b>Human Rights and Equality Impact</b>		X
<b>Other</b> (please specify)		X

## 11. Appendix

11.1. Appendix 1 – Site plan and photographs

11.2. Appendix 2 (exempt) – Repair and Maintenance Costs and Proposed Reserve Price

## 12. Background Papers

12.1 None.