

REPORT FROM: HOUSING, HEALTH AND ENGINEERING SERVICES
MANAGER

TO: NELSON, BRIERFIELD AND REEDLEY COMMITTEE

DATE: 1ST AUGUST 2022

Report Author: Hywel Lebbon
Tel No: 01282 878939
E-mail: Hywel.lebbon@liberata.com

LAND ADJOINING 54 CARLETON STREET, NELSON

PURPOSE OF REPORT

To recommend that Members request the Policy and Resources Committee to declare the land shown edged black on the plan surplus to requirements in order for it to be sold.

RECOMMENDATION

That this Committee recommends the Policy and Resources Committee to declare the land surplus to requirements in order for it to be sold, and that the Housing, Health and Engineering Services Manager be authorised to negotiate terms of a long leasehold sale to the adjoining owner.

REASONS FOR RECOMMENDATION

A report was considered by this Committee previously requesting for the Policy and Resources Committee to declare the land surplus to requirements, and the resolution was that the request be declined. The issues with fly tipping have continued and the adjoining owner has submitted another request to purchase the land.

The Council is responsible for maintenance of the land which is classed as a problem site. A sale would end all of its maintenance liabilities and achieve a capital receipt.

It is recommended that the land be sold on a long leasehold rather than a freehold so that covenants would be easier to enforce in the event of them being breached. If a private treaty sale is negotiated to the adjoining owner it is more likely to be maintained than if offered to the open market and sold to a non-adjoining owner.

BACKGROUND

1. The land adjoins the gable of 54 Carleton Street and is a paved area with planted trees and concrete bollards to the perimeter. It is managed by the Councils Engineering and Special Projects.

2. There have been ongoing issues with fly-tipping on the land and the landlord owner of 54 Carleton Street says this is causing problems for his tenants and attracting vermin. He previously requested to purchase the land to enclose it and create a parking area for use by his tenants. This was referred to this Committee on 21st November 2022 with the recommendation that the Policy and Resources Committee declare the land surplus to requirements in order for it to be sold, but the resolution was that the request be declined.
3. Since the request was last considered by this Committee two instances of fly tipping have been reported by the adjoining owner, and these have been dealt with by the Councils Environmental Services.

ISSUE

4. The Council are responsible for maintenance of the land which is classed as a problem site and there have been ongoing issues with fly tipping. A sale of the land would result in the Councils liabilities being transferred to the adjoining owner.

IMPLICATIONS

Policy: It is proposed that a long leasehold sale of the land be negotiated to the owner of 54 Carleton Street with a restrictive covenant that the land be used for domestic parking or garden use for the property. The Council seeks to identify surplus property for inclusion in its disposal programme in order to achieve capital receipts.

Financial: A capital receipt for the Council and an end to all liabilities.

Legal: No legal implications are considered to arise directly from this report.

Risk Management: On disposal of the property all risks and liabilities will cease for the Council

Health and Safety: No implications are considered to arise directly from this report.

Climate Change: No implications are considered to arise directly from this report

Community Safety: See risk management

Equality and Diversity: No implications are considered to arise directly from this report

APPENDICES

Location plan

LIST OF BACKGROUND PAPERS

None