

LAND AT HARTFORD CLOSE, RAYLEIGH

1 SUMMARY

- 1.1 This report seeks agreement for the valuation and subsequent disposal of a piece of land to the owner of 16 Hartford Close, Rayleigh.

2 BACKGROUND

- 2.1 Hartford Close is a residential area comprising of houses and flats all of which were provided by the Council as social housing. The houses were constructed in 1978 and the 12 flats in 1983. Since completion of all building works, many of the properties have been sold under the right to buy scheme. There is a restricted amount of car parking in the area and properties do not benefit from their own designated off street parking.

3 DESCRIPTION OF LAND

- 3.1 A request has been received from the occupier of 16 Hartford Close for the Council to consider the disposal of a small triangular piece of land which, if sold to the owner of the property, will provide off street parking for that resident. A plan of the site is shown on Appendix 1 and photographs of the site are on display in the Members' Lounge, Rayleigh.

4 ENVIRONMENTAL IMPLICATIONS

- 4.1 Disposal of the land would provide one additional car parking space.
- 4.2 The land is protected by a brick wall, which is frequently damaged. Repair costs to the wall are coded to the Housing Revenue Account and these are generally borne by all tenants.
- 4.3 Due to the location of the land, it is prone to harbouring windblown litter. This causes a further management problem.
- 4.4 The land has no current management significance. There would be a need for the new owner to apply for planning permission.

5 FINANCIAL IMPLICATIONS

- 5.1 Disposal value would accrue to the General Fund and therefore help to ease the budget situation.

6 CONCLUSIONS

- 6.1 The Ward Members have been consulted and at the time of drafting this report have made no adverse comments. The Head of Service is therefore recommending that the Council dispose of the land at market value.

7 RECOMMENDATION

7.1 It is proposed that the Committee **RESOLVES**

That the Council seeks valuation of the land and that the Head of Legal Services arranges for the sale to the owner of 16 Hartford Close Rayleigh on terms to be agreed.

Steve Clarkson

Head of Revenue & Housing Management

Background Papers:-

None

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APPENDIX 1

