

HOUSING AND HOMELESSNESS SERVICES PORTFOLIO HOLDER DECISION – 27 APRIL 2023

SALE OF COUNCIL GARAGES AT BURNETT CLOSE, HYTHE

1. INTRODUCTION

- 1.1 This report seeks approval from the Portfolio Holder - Housing and Homelessness Services to sell the 4 Council owned garages at Burnett Close, Hythe to Collingwood Investments Ltd for the sum of £7,500.

2. BACKGROUND

- 2.1 On 11th January 2000 the Council sold the land edged red on the plan at 4 – 14 Knightwood Road, Hythe, SO45 6JL (Appendix 1 – Location of Garages) to Collingwood Systems Limited (now known as Collingwood Investments Limited) who remain the registered owner. The land originally included 6 shop units and six maisonettes above, now converted into 12 units.
- 2.2 Unfortunately the transfer of the land did not reserve an express right of way in favour of the Council to the garages. There is no separate deed of easement and no indication in the property register for the land that any part of it is subject to a right of way.
- 2.3 Previous negotiations with Collingwood to secure access to the garages have been unsuccessful because to grant and document a new right of way, the owner demanded back contributions toward maintenance of the forecourt of £8,400, annual payments of £600 pa and a “substantial” (unspecified) one off payment for the grant of the access, plus a costs indemnity. In October 2021 the Owners informed the council the access across the forecourt to the garages would no longer be permitted.
- 2.4 In summary, the Council does not have direct access rights to the 4 Council garages (Appendix 1 – Location of Garages) and would rely upon agreeing an easement with Collingwood Investments Ltd and ongoing payment at a cost to NFDC. The Council has decanted the tenants of the garages and offered tenancies elsewhere. They have not been used since.
- 2.5 NFDC are responsible for the ongoing repair/maintenance of the 4 garages at an estimated cost of £1-2,000 per year.

3. THE PROPOSAL

- 3.1 To sell the 4 Council owned garages at Burnett Close, Hythe to Collingwood Investments Ltd.
- 3.2 The 4 Council owned garages have been valued up to £10,000.
- 3.3 As the adjacent landowner with rights to access the garages, NFDC approached Collingwood Investment Ltd, who had expressed previous interest in purchasing the 4 garages. This is a pragmatic proposal to resolve an on-going situation for many years.
- 3.4 Collingwood Investments Ltd have provisionally agreed to purchase the 4 garages for £7,500 subject to condition and internal inspection.

4. CONCLUSIONS

- 4.1 Given the access issues to the 4 garages at Burnett Close, Hythe and the ongoing maintenance/ repair costs, it is recommended that the garages are sold to Collingwood Investments Ltd for £7,500.

5. FINANCIAL IMPLICATIONS

- 5.1 By selling the 4 garages at Burnett Close the Housing Revenue Account (HRA) will receive income of £7,500. There will also be a saving in respect of the overall repairs/maintenance of the garages, but the loss of ongoing income from 4 garages at £12.09 per garage per week.

6. CRIME & DISORDER IMPLICATIONS

- 6.1 There are none arising from this report

7. ENVIRONMENTAL IMPLICATIONS

- 7.1 There are none arising from this report

8. EQUALITY & DIVERSITY IMPLICATIONS

- 8.1 There are none arising from this report

9. RECOMMENDATIONS

- 9.1 It is recommended that the Council sell the 4 Council owned garages at Burnett Close, Hythe to Collingwood Investments Ltd.

10. PORTFOLIO HOLDER ENDORSEMENT

I have agreed to the recommendation of this report.

Sign: Cllr Edward Heron

Date: 27 April 2023

For further information contact:

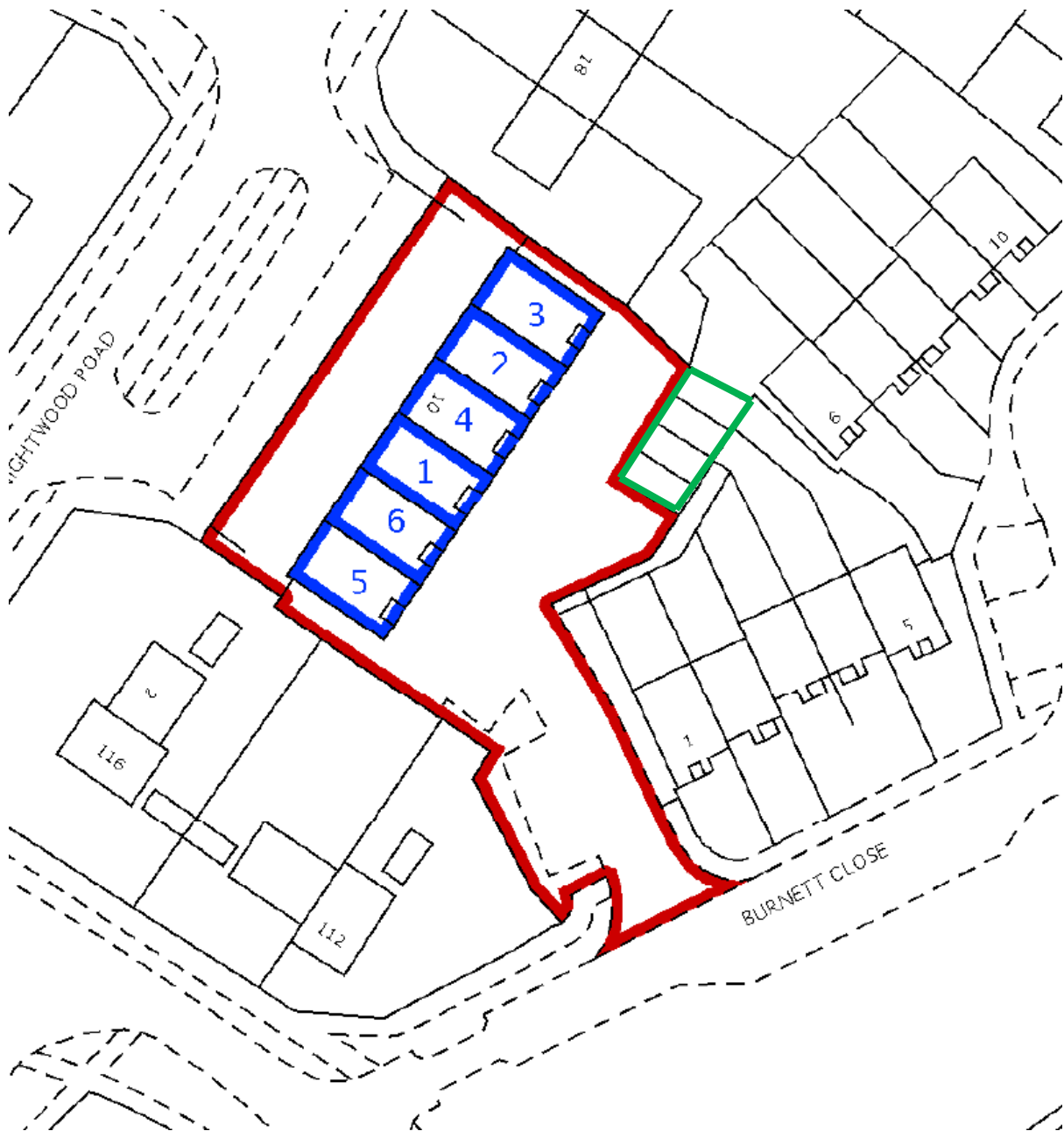
Background Papers:

Richard Knott
Assistant Director - Housing
023 8028 5242
Richard.Knott@nfdc.gov.uk

None

Date on which notice given of this Decision – 27 April 2023
Last date for call in – 5 May 2023

Appendix 1 – Location of 4 Council owned garages at Burnett Close, Hythe



- NFDC Owned Garages
- Property owned by Collingwood Investments Ltd