

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 05/01/2016

Title:

PROPERTY MATTERS

[Portfolio Holder: Cllr Tom Martin]

[Ward Affected: Haslemere East and Grayswood]

Note pursuant to Section 100B(5) of the Local Government Act 1972

An annexe to this report contains exempt information by virtue of which the public is likely to be excluded during the item to which the report relates, as specified in Paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972, namely:-

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Summary and purpose:

The purpose of the report is to consider a property-related issue in the borough.

How this report relates to the Council's Corporate Priorities:

The proposal contained within this report will contribute towards the Council's corporate priority of value for money. The freehold sale of this property represents best value for Waverley as it will provide a sizeable capital sum in lieu of the current small annual income from the long leasehold ground rent. The sale will also allow the purchaser to implement their refurbishment plans for the property which will directly benefit the local resident customer base.

Financial Implications:

The Council will receive a capital sum in lieu of the small annual rent currently received.

Legal Implications:

Officer time will be involved in the preparation of the sale documents. The purchaser will meet the Council's legal and surveyor's costs in relation to this matter.

1. Introduction

- 1.1 Authorisation is sought for the sale of the freehold of 13 Parsons Green, Haslemere.

- 1.2 This property is located within a predominantly residential area in Haslemere and comprises a convenience store on the ground floor and a 5 bedroomed residential flat above for use in conjunction with the business. A plan is attached as Annexe 1. The current tenant holds the property on a 99 year lease from 3 February 1962 (46 years unexpired) and pays a small annual ground rent which is not subject to an upward review.
- 1.3 The tenant wishes to undertake some considerable investment and refurbishment of both the commercial and residential parts of the property and as a result wishes to purchase the freehold interest so as to secure the necessary finance against it.
- 1.4 Negotiations for a sale of the freehold interest have now concluded and a sum has been provisionally agreed. In addition, the purchaser has agreed that should they at any time during the 15 years following the sale, obtain planning permission for a more valuable use of the property, such as its full conversion to residential, they will pay 50% of the profit as overage to Waverley Borough Council.
- 1.5 Terms for the sale are set out in the (Exempt) Annexe.

Recommendation

It is recommended that consent for the sale of the freehold of 13 Parsons Green, Haslemere be granted upon the terms and conditions as set out in the (Exempt) Annexe, with other terms and conditions being agreed by the Estates and Valuation Manager.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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