

Record of officer decision

Decision title:	Disposal of freehold interest in land adjacent to Even Pitts Fownhope
Date of decision:	26 July 2022
Decision maker:	Strategic Assets Delivery Director (formerly Acting Head Property Services).
Authority for delegated decision:	The Economy and Place Directorate's scheme of delegation 23 December 2021 (line 54) gives the Strategic Assets Delivery Director (formerly Acting Head Property Services) the authority to take the decision
Ward:	Backbury
Consultation:	With the council's highways team who have no need of the land and have no objection to the disposal
Decision made:	Approve disposal of land adjacent to Even Pitts Fownhope to adjoining owner.
Reasons for decision:	<ul style="list-style-type: none"> • The council own this small area of land extending to approximately 0.04ha/0.1 acre. It was acquired many years ago as part of a larger area for highway improvement works which were completed and this small piece was left over. Whilst it adjoins the public highway it is not part of the adopted highway and highways dept have confirmed they have no requirement for the land. • The east side of the land comprises a steep almost vertical bank covered in scrub trees and bushes. There is no retaining wall or other structures in place to prevent a landslip occurring to the bank, which supports the garden of the adjacent property, Even Pitts. • The owner of Even Pitts wishes to purchase the land to enable him to carry out any necessary works to support his adjoining land • To ensure best value can be demonstrated independent valuation advice has been obtained and has assessed the market value of the land to be £10,000. This figure has been agreed as the sale price with the adjoining owner. • The use of the land will be restricted to private garden/parking only
Highlight any associated risks/finance/legal/equality considerations:	Sale of the land removes the risk of the council being held liable should the adjoining owner's land collapse as a result of the lack of a retaining wall
Details of any alternative options considered and rejected:	The land could be retained however the highways team have no requirement for it and it is not currently used. The possibility of collapse of the adjoining owners land above poses a risk that the council may be subject to future claims for liability and the cost of strengthening works
Details of any declarations of interest made:	None

Signed..... Date: 26 July 2022

Print Name: Sarah Jowett

Job Title: Strategic Assets Delivery Director
(Formerly Acting Head of Property)