

# WIRRAL COUNCIL

## DELEGATED DECISION

<b>SUBJECT:</b>	<b>MOCKBEGGAR ESTATE - FREEHOLD SALE - 5 THE CREEK, WALLASEY</b>
<b>WARD/S AFFECTED:</b>	<b>WALLASEY</b>
<b>REPORT OF:</b>	<b>HEAD OF UNIVERSAL AND INFRASTRUCTURE SERVICES</b>
<b>RESPONSIBLE PORTFOLIO HOLDER:</b>	<b>COUNCILLOR ADRIAN JONES</b>
<b>KEY DECISION?</b>	<b>NO</b>

### 1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to seek approval to the disposal of the Council's freehold interests in 5 The Creek, Wallasey.

### 2.0 BACKGROUND AND KEY ISSUES

- 2.1 The Council owns the freehold interest in the Mockbeggar Estate and the individual properties were originally occupied on ground leases for a term of 99 years from 1973 at a peppercorn rental. Under the provisions of the Leasehold Reform Act 1967, lessees may have the right to extend the lease or acquire the freehold and as a consequence a large number of occupiers over the years have acquired the freehold interest in their properties from the Council.
- 2.2 The Council has received a request from the prospective lessee of 5 The Creek, which is shown thickly edged on the attached plan, to purchase the freehold interest in respect of the property. Terms have provisionally been agreed for the sale in the sum of £1,500 plus a contribution of £1,000 towards the Council's legal costs and surveyor's fees.
- 2.3 The valuation is in accordance with the format outlined by the Leasehold Reform Act 1967 and is in keeping with similar transactions.

### 3.0 RELEVANT RISKS

- 3.1 There are no known risks in this report.

### 4.0 OTHER OPTIONS CONSIDERED

- 4.1 As the freehold is only really of interest to the current lessee, no other options have been considered.

### 5.0 CONSULTATION

- 5.1 As the proposed sale is to the current lessee no other consultation has been undertaken.

**6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS**

6.1 There are no implications for Voluntary, Community and Faith groups arising directly from this report.

**7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS**

7.1 The sale will generate a receipt in the sum of £1,500 plus £1,000 towards the Council’s costs.

**8.0 LEGAL IMPLICATIONS**

8.1 The disposal will require the preparation of appropriate legal documentation.

**9.0 EQUALITIES IMPLICATIONS**

9.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

No because there is no relevance to equality.

**10.0 CARBON REDUCTION IMPLICATIONS**

10.1 There are no carbon reduction implications arising directly from this report.

**11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS**

11.1 There are no planning implications arising from this report.

**12.0 RECOMMENDATION/S**

12.1 That the Council’s interest in this property be sold in accordance with the provisionally agreed terms set out in this report.

**13.0 REASON/S FOR RECOMMENDATION/S**

13.1 To secure the disposal of this property interest.

**REPORT AUTHOR:** *Steven McMorran*  
*Team Leader Asset Management*  
telephone: (0151 666 3891)  
email: [stevemcmorran@wirral.gov.uk](mailto:stevemcmorran@wirral.gov.uk)

**APPENDICES**

Location plan.

**REFERENCE MATERIAL**

No reference material has been used in the preparation of this report.

**SUBJECT HISTORY (last 3 years)**

Council Meeting	Date