

REPORT TITLE	<i>51 MOCKBEGGAR DRIVE, WALLASEY – GROUND LEASE FREEHOLD SALE.</i>
REPORT OF	ASSISTANT CHIEF EXECUTIVE

REPORT SUMMARY

This report seeks approval to the sale of the Council's freehold interest of 51 Mockbeggar Drive, Wallasey.

The sale will support the Wirral Plan and its delivery through the generation of a capital receipt.

This property is in the Wallasey ward and is not a key decision.

RECOMMENDATION

That the Cabinet Member for Finance and Resources be requested to approve the freehold interest of 51 Mockbeggar Drive, Wallasey be declared surplus to the Council's requirements and the Assistant Chief Executive be authorised to agree a sale of the freehold interest to the existing lessees, Mr and Mrs Kenny for £4,500 plus a contribution towards the Council's fees.

SUPPORTING INFORMATION

1.0 REASON FOR RECOMMENDATION

1.1 To secure the disposal of this property interest and to generate a capital receipt.

2.0 OTHER OPTIONS CONSIDERED

2.1 As the freehold is only really of interest to the current lessees and under the Leasehold Reform Act 1967 the lessees have the right to extend the lease or acquire the freehold interest, no other options have been considered.

3.0 BACKGROUND INFORMATION

3.1 The Council owns the freehold interest in the Mockbeggar Estate and the individual residential properties were originally occupied on ground leases for a term of 99 years from 1968 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.

3.2 The Council has received a request from the owners of the leasehold interest of 51 Mockbeggar Drive to purchase the freehold interest which is shown edged on the attached plan. Terms have provisionally been agreed for the sale in the sum of £4,500 plus a contribution of £1,100 towards the Council's legal and surveyor's fees.

3.3 The valuation is in accordance with the format outlined by the Leasehold Reform Act 1967 and is in keeping with similar transactions.

4.0 FINANCIAL IMPLICATIONS

4.1 The sale will generate a capital receipt of £4,500 plus a contribution of £1,100 towards the Council's costs.

5.0 LEGAL IMPLICATIONS

5.1 The Council is obliged to obtain the best price reasonably obtainable under s 123 of the Local Government Act 1972. The provisionally negotiated price is in line with comparable transactions and is considered to be best price and consequently satisfies section 123 of the Local Government Act 1972.

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

6.0 RESOURCE IMPLICATIONS: ICT, STAFFING AND ASSETS

6.1 There are no IT or staffing implications arising from this report.

7.0 RELEVANT RISKS

7.1 Failure to complete the deal will result in the potential loss of a capital receipt of £4,500 but Wirral Council will still retain the freehold interest. Wirral Council has

already set a precedent as a number of freeholds on the estate have already been sold.

8.0 ENGAGEMENT/CONSULTATION

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

9.0 EQUALITY IMPLICATIONS

9.1 The report has no relevance to equality at this time.

10.0 ENVIRONMENT AND CLIMATE IMPLICATIONS

10.1 The legal transaction to sell the freehold will have no environment or climate implications.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

11.1 There are no planning implications arising from this report.

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APPENDICES

Site plan.

BACKGROUND PAPERS

Negotiated heads of terms.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date