

**Report to:** Lead Member for Resources

**Date of meeting:** 14 November 2017

**By:** Chief Operating Officer

**Title:** 3 Council Cottages, Selmeston

**Purpose:** Surplus Declaration for the property known as 3 Council Cottages, Selmeston to enable its disposal.

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## **RECOMMENDATIONS**

**The Lead Member is recommended to:**

**1) declare the property known as 3 Council Cottages Selmeston surplus to the County Councils' operational requirements; and**

**2) delegate authority to the Chief Operating Officer to agree the terms of a disposal in accordance with s. 123 of the Local Government Act 1972**

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### **1 Background Information**

- 1.1 The property comprises an end of terrace cottage with frontage to the A27 at Selmeston, which had been subject to a secure tenancy. Both the original tenant (and his wife who succeeded the tenancy) have passed away and vacant possession has been secured.
- 1.2 The property comprises 3 bedrooms with a downstairs family bathroom, reception room, and a kitchen together with rear, side and front gardens.
- 1.3 The property is currently generating no income but incurring nominal costs of security and maintenance.

### **2 Supporting information**

- 2.1 The site is shown hatched black on the attached plan and comprises 0.28 acres.
- 2.2 An internal consultation with all Council Services has concluded there is no operational requirement for this property.
- 2.3 The property adjoins Numbers 1 and 2 Council Cottages which have been previously sold by the County Council and is to be openly marketed by an appointed residential agent
- 2.4 The Local Member has been informed of this proposal and has raised no objections .
- 2.5 Estate Agents have recommended the property be advertised seeking offers in the region of £250,000.

### **3. Conclusion and reasons for recommendations**

- 3.1 The property has no future operational use for the Council and whilst vacant poses a cost on security and maintenance. The property is in need of some modernisation but this will have limited impact on its marketability or value.
- 3.2 It is recommended that the property is declared surplus to County Council operational requirements and terms for any disposal delegated to the Chief Operating Officer in accordance with the requirements of Section 123 of the Local Government Act 1972.

**Kevin Foster**  
**Chief Operating Officer**

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LOCAL MEMBER

Councillor Nick Bennett