

## Agenda Item 11

Strategic Housing Services  
Salisbury District Council, 26 Endless Street  
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# Report

**Report Subject** : Disposal of land at Trinity Road, Shrewton  
**Report to** : The Cabinet  
**Date** : Wednesday 15 November 2006  
**Author** : Andrew Reynolds  
**Cabinet Member for Community & Housing:** Councillor John Cole-Morgan

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- 1. Purpose:**
  - 1.1 To seek consent for the disposal of the land, as outlined on the attached plan, to the Rural Housing Trust (RHT) in order for them to provide access to their affordable housing scheme.
- 2. The site:**
  - 2.1 The land, being in the ownership of the council, provides access from Trinity Road to land being purchased by the Rural Housing Trust. This is the preferred access to the site, although it may be possible to access the site from the main road. Appendix 1 is a layout plan that shows the land for disposal.
- 3. Housing scheme:**
  - 3.1 The RHT has obtained a planning consent, subject to finalising a Section 106 Agreement, to build nine new, six rent and three shared ownership.
- 4. Disposal options:**
  - 4.1 There are two options available to the council:
    - i. To dispose of the land to the RHT; or
    - ii. To grant a license permitting the RHT rights of access over the land.
  - 4.2 Option 1 is preferred as the council will be disposing of an underperforming asset its only retention value being as a 'ransom strip' which will be realised by disposal'.
- 5. Valuation:**
  - 5.1 The council has received a valuation from Humberts advising that land has a current market value of £12,000.
- 6. Recommendation:**

Cabinet are recommended to agree to the sale of the land, outlined on the attached plan, to the Rural Housing Trust for the sum of £12,000.



Awarded in:  
Housing Services  
Waste and Recycling Services



**7. Implications:**

<b>Financial:</b>	Capital receipt of £12,000
<b>Legal:</b>	Whilst the council has power to dispose of land in any matter it wishes under s123 of the Local Government Act 1972 for disposals to be for the best price reasonably obtainable. This would normally mean disposal on the open market rather than to a selected buyer. However, independent valuation advice has been obtained and disposal to a RSL for affordable housing meets one of the council's political priorities.
<b>Human Rights:</b>	Article 8 (the right to respect for private and family life) does not confer the right to a home. Any loss of value to neighbouring landowners caused by the proposed development would not of itself be a basis for alleging any article 8 (right to respect for private life) or First Protocol Article 1 (protection of property) breaches.
<b>Personnel:</b>	None in respect of this report
<b>Community Safety:</b>	None in respect of this report
<b>Environmental:</b>	None in this report
<b>Council's Core Values</b>	Promoting excellent service, supporting the disadvantaged, being fair and equitable, communicating with the public, wanting to be an open, learning council and a willing partner.
<b>Wards affected:</b>	Shrewton
<b>Consultation undertaken</b>	Shrewton Parish Council

