

Local Government Act disposal

The general consent under section 25 of the Local Government Act 1988 deals with the disposal of land to registered providers of social housing. The legislation requires the valuer to determine the 'financial assistance or gratuitous benefit' provided by the Local Authority. The general consent has a limit of £10m.

The value of the financial assistance or gratuitous benefit is defined as the difference between the open sale value of the land to be disposed of and the value of the consideration received by the local authority for the disposal. Further, open sale value is defined as the amount which the interest being disposed of would realise if sold on the open market with vacant possession and disregarding any restrictions which the local authority may impose on it.

In the case of the subject site, we have assessed the open sale value ('Market Value') of the land being disposed of as £255,000.

You have provided us with Heads of Terms for the disposal to Green Square Accord.

Based on the Heads of Terms and the small difference between the Market Value of the land and the planned sale price, we consider this to fall within the general consent limits of both section 25 of the Local Government Act 1988 and s123 Local Government Act 1972.

Valuation Uncertainty: please note our comments under the 'Market Conditions' section of this Report.

Valuation prepared as at 12 January 2022 for s25 Local Government Act 1988 / s123 Local Government Act 1972 disposal purposes.

Valuer(s): Charles Elgy MRICS (Associate) RICS Registered Valuer.

Peer Reviewed by: Barry Rea MRICS (Partner) RICS Registered Valuer.

Carter Jonas LLP Reference: J0050657