




EXECUTIVE DECISION NOTICE

SERVICE AREA:	GROWTH. Estates Business.
SUBJECT MATTER:	DISPOSAL OF RESIDENTIAL FREEHOLD INTEREST (FILE 6792 / CASE 20242).
DECISION:	To dispose of the Council's freehold interest to the occupational leaseholder occupying the property for £5,275 (five thousand two hundred and seventy five pounds) plus the Council's legal and surveyor fees equating to £650 (six hundred and fifty pounds).
DECISION TAKER(S):	Jayne Traverse.
DESIGNATION OF DECISION TAKER (S):	Director of Growth.
DATE OF DECISION:	21 September 2021.
REASON FOR DECISION:	The occupational leaseholder is looking to advertise their home for sale. Advice received from the marketing agent has suggested that, in order to maximise value and attract a traditional purchaser, the occupational lessee would need to acquire all superior interests.
ALTERNATIVE OPTIONS REJECTED (if any):	To extend the lease term to enable the home owner to attract a buyer with a suitable lender that is willing to accept the longer term. This has been discounted due to the nature of the tripartite agreement and would cause complexities in facilitating this transaction.
CONSULTEES:	None.
FINANCIAL POSITION:	<p>In proceeding with the proposed transaction, the Council would be exchanging a current ground rent of £11.40 per annum from the property for a one off premium of £5,275 (five thousand two hundred and seventy five pounds).</p> <p>In addition to this, in acquiring the Council's Freehold, the purchaser would also be responsible for paying the Council's reasonable legal and surveyors fees which would total £650 (six hundred and fifty pounds) in this instance.</p>
DELEGATIONS:	29. The approval of the sale or exchange of land and buildings.
CONFLICT OF INTEREST:	None.
DISPENSATION GRANTED BY STANDARDS COMMITTEE ATTACHED:	N/A.
ACCESS TO INFORMATION:	CONFIDENTIAL Not for Publication: This report contains exempt information relating to paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) in that it

	relates to private and confidential information of an individual resident.
BACKGROUND:	The background papers relating to this report can be inspected by contacting the report author;  Telephone: 0161 342 3420.  E-mail: mark.prestwich@tameside.gov.uk .

Signed  Dated: 21 September 2021
Jayne Traverse, Director of Growth