

COLCHESTER CITY COUNCIL

RECORD OF DECISIONS TAKEN UNDER DELEGATED POWERS

Explanatory Note

The Leader of the Council has established Delegation Schemes by which certain decisions may be made by the relevant cabinet member or specific officers.

Cabinet member decisions are subject to review under the Call-in Procedure.

From the date the notice of the decision made is published there are five working days during which any five Councillors may sign a request for the decision to be reviewed (called in) and deliver it to the Proper Officer.

If, at the end of the period, no request has been made, the decision may be implemented. If a valid call- in request has been made, the matter will be referred to the Scrutiny Panel

Part A – To be completed by the appropriate Cabinet Member/Officer

Title of Report

Approval of Sale of Housing Revenue Account Garage and Driveway – 57 Rosabelle Avenue, Wivenhoe, Colchester, Essex

Delegated Power

Management of Council owned housing stock and other related properties

Decision Taken

To approve the recommended decision to sell a Housing Revenue Account garage and driveway to the owner of the adjoining garage.

Key Decision

No

Forward Plan

N/A

Reasons for the Decision

The owner of the adjoining garage approached the Council because their garage needs repairs which may have been caused by the condition of the Council owned garage. The residents garage requires repairs to the roof made from corrugated asbestos sheets spanning both garages so any repair would impact both garages.

A dilapidation survey undertaken on behalf of the Council has established the condition of the Council owned garage.

To rectify the defects, the surveyor recommends the tree to the side of the garage should be removed; brickwork to the left-hand side and a section to the rear be removed with new footing installed and then rebuild the brickwork; finally replace the roof, door, fascia and guttering.

The cost of rectifying the defects to this garage would cost approximately £6,350. The current weekly rent for a garage in this area is £17.01 and therefore the garage would need full rental income for over 7 years before the cost of repairing the garage would be recouped.

The Council may be subject to an insurance claim from the owner of the adjoining garage if the damage to their garage can be attributed to the neglect of maintaining the Council owned garage and/or it is determined that the tree on Council owned land has caused the damage.

There are currently a small number of void garages in Wivenhoe, which will be brought back into available lettings and on balance it is felt the sale of the garage and driveway would not be to the detriment of the Council's rentable garage stock in the area.

Conditions of the sale will be subject to covenants and or an overage clause to restrict any future development of the land.

Alternative Options

Retain the garage in Council ownership and repair the garage to bring it up to a lettable standard at a cost to the Housing Revenue Account.

Demolish and re-build both garages at cost to the Council's Housing Revenue Account which is already under significant pressure.

Conflict of Interest

None

Dispensation by Head of Paid Service

N/A

Dispensation by Monitoring Officer

N/A

Approved by Portfolio Holder for Housing

Signature Councillor Paul Smith

Date 25 October 2023

(**NB** For Key Decisions the report must be made available to the public for five clear days prior to the period for call-in commencing)

Part B – To be completed by the Proper Officer (Democratic Services)

Portfolio Holder Decision Reference Number

HOU-006-23

Implementation Date

This decision can be implemented if no request for the decision to be reviewed (call-in) has been made **after 5pm on *Wednesday 1 November 2023***

Call-in Procedure

The Decision Notice for this decision was published on the internet on ***Wednesday 25 October 2023***

A request for reference to the Scrutiny Panel must be made by **5pm on *Wednesday 1 November 2023***

Signature of Proper Officer

K Barnard