

NORTH DUDLEY AREA COMMITTEE

DATE: 13 JULY 2004

APPLICATION TO PURCHASE LAND

LOCATION: REAR OF 19 UDALL ROAD, COSELEY

(As shown on the plan attached)

BACKGROUND

A report regarding this application was deferred from the meeting of the North Dudley Area Committee on the 24th March 2004 so that clarification can be sought from the applicant regarding the use he wishes to put this land to.

The applicant has therefore been contacted and states that he requires this area of land for garden land only.

To reiterate, an application has been received from the owner of 16 Highmoor Close, Coseley, a private property, to purchase an area of land controlled by the Directorate of Housing.

The area of land forms part of the rear garden of 19 Udall Road, Coseley, which is a Council house currently void and awaiting modernisation.

The Directorate of Housing have a policy of not normally selling parts of tenant's gardens to adjacent owner/occupiers, but each case is considered upon its own merit.

The applicant in this case wishes to purchase the area of land in order to extend their garden.

COMMENTS

The relevant Council Directorates have been consulted and the Directorate of Housing have no objections to the applicant purchasing a 3m strip of the rear garden of 19 Udall Road on the understanding that the incoming tenant and the Estates Management Officer are in agreement and that the purchaser is responsible for the new boundary fencing.

The Estates Management Officer has visited the site and can see no problems with the proposal. The respective tenant has also been consulted and is quite happy to lose some of the top end of the garden as it is quite large. The area of land in question is approximately 3m x 15m.

PROPOSAL

That the Area Committee advise the Lead Member for Housing to approve the sale of the land to the applicant on terms and conditions to be negotiated and agreed by the Director of Law and Property.

BACKGROUND PAPERS

1. Letter(s) from the applicant.
2. E-mails and memos from the Council Directorates.

Contact Officer: Gill Hudson, Property Manager, Ext. 5311