

CABINET MEMBER DECISION

Decision:

DISPOSAL OF THE COTTAGE, NORBURY PARK, MICKLEHAM

(i) Details of decision

The Cabinet Member:

1. Formally declared the asset surplus to operational requirements (in consultation with the Leader and Deputy Leader).
2. Approved the sale of The Cottage, Norbury Park, Mickleham RH5 to the party, at the sale price and subject to the conditions, noted in the Part 2 report. The sale is conditional upon the simultaneous surrender of the headlease held over the asset by Halsey Garton Residential Ltd (HGR) which has been agreed by the HGR Board.
3. Noted HGR will not be seeking any value for their interest from the gross receipt, as there is no debt aligned to this asset but with both parties bearing their own costs and appointments of their own professional team.
4. Delegated authority to the Section 151 officer in consultation with the Director of Land and Property to finalise the transaction, and enter into all associated legal contracts.

(ii) Reasons for decision

- Following an open marketing campaign of the vacant property known as The Cottage, Norbury Park, terms have been agreed to sell the freehold interest to the party, and at the price, noted in the Part 2 report.
- The asset was part of an early tranche of residential properties transferred by the County Council to HGR in August 2020, without a transfer premium paid for the headlease interest on this asset given its poor structural condition. Whilst the original intent had been for HGR to demolish and redevelop the asset for rental income alongside adjacent holdings, subsequent feasibility highlighted viability and planning challenges, and HGR have requested it be handed back and sold.
- The Cabinet Member is asked to formally declare the asset surplus to operational requirement under the Council's constitution (Article 6 Part 2).
- The property is not required for operational purposes and falls below the necessary requirements of [The Energy Efficiency \(Private Rented Property\) \(England and Wales\) Regulations 2015](#).

(iii) Details of any alternative options considered and rejected

None.

(iv) Details of any consultation and representations received not included in the published report

None.

Conflicts of Interest and any Dispensations Granted

(Any conflict of interest declared by any other Cabinet Member consulted in relation to the decision to be recorded and any dispensations granted by the Audit and Governance Committee)

None.

Decision taken by:

- (i) Name:** Natalie Bramhall
- (ii) Portfolio:** Cabinet Member for Property, Waste and Infrastructure

Date of Decision: 04 June 2024

Date of Publication of Record of Decision: 4 June 2024

Date decision effective (i.e. 5 working days after date of publication of record of decision unless subject to call-in by the Select Committee): 12 June 2024

CABINET MEMBER DECISION

Decision:

DISPOSAL OF THE COTTAGE, NORBURY PARK, MICKLEHAM

(i) Details of decision

See exempt minute - E-07-24

(ii) Reasons for decision

See exempt minute - E-07-24

(iii) Details of any alternative options considered and rejected

None.

(iv) Details of any consultation and representations received not included in the published report

None.

Conflicts of Interest and any Dispensations Granted

(Any conflict of interest declared by any other Cabinet Member consulted in relation to the decision to be recorded and any dispensations granted by the Audit and Governance Committee)

None.

Decision taken by:

(i) Name: Natalie Bramhall

(ii) Portfolio: Cabinet Member for Property, Waste and Infrastructure

Date of Decision: 04 June 2024

Date of Publication of Record of Decision: 4 June 2024

Date decision effective (i.e. 5 working days after date of publication of record of decision unless subject to call-in by the Select Committee): 12 June 2024