

**Cabinet Member Decisions**

**CABINET MEMBER FOR PROPERTY, WASTE AND INFRASTRUCTURE DECISIONS –  
29 October 2024**

**1. DISPOSAL OF 2 COPSE EDGE, NEW INN LANE, GUILDFORD, GU4 7HS**

**Resolved:**

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 2 Copse Edge, New Inn Lane, Guildford, GU4 7HS to the party, at the 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 HGR which has been agreed by the HGR Board.
3. Approved, in conjunction with the Leader, the acquisition of the leasehold interest held by HGR over the property at the premium noted in the Part 2 report. The premium for the surrender of HGR's interest is payable by the Council from the gross receipt with both parties bearing their own costs and appointments of their own professional team.
4. Delegates authority to the Executive Director, Environment, Property and Growth in consultation with the Director of Land and Property to finalise the transaction and enter into all associated legal agreements.

**Reasons for decision**

- Following an open marketing campaign of the vacant property known as 2 Copse Edge, New Inn Lane, Guildford, GU4 7HS 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 Council to HGR in August 2020, with a premium paid by HGR to the Council for a head-leasehold interest. In accordance with the emerging Company Strategy to divest of certain assets, HGR have requested it be handed back to the Council and sold.
  - The Cabinet Member is asked to formally declare the asset surplus to operational requirement under the Council's constitution.
  - The property is not required for any operational purposes.
- 2. DISPOSAL OF THE BUNGALOW DEVELOPMENT SITE, (ROSE BUNGALOW, 2 PARKVIEW BUNGALOW, 3 PARKVIEW BUNGALOW, NORBURY PARK, MICKLEHAM, DORKING, RH5 6DN)**

**Resolved:**

The Cabinet Member:

1. Formally declares the assets forming the site surplus to operational requirements (in consultation with The Leader and Deputy Leader).
2. Approved the sale of The Bungalow Development Site, (Rose Bungalow, 2 Parkview Bungalow, 3 Parkview Bungalow and land at Norbury Park, Mickleham, Dorking, RH5 6DN) to the party, at the price and subject to the conditions, noted in the Part 2 report. The sale is conditional upon the simultaneous surrender of the headlease interests held over part of the site by HGR which has been agreed by the HGR Board.
3. Approved payment of the HGR premium for the surrender of its interest from the gross receipt with both parties bearing their own costs on the appointments of their separate professional team.
4. Delegated authority to the Executive Director, Environment, Property and Growth in consultation with the Director of Land and Property to finalise the transaction and enter into all associated legal agreements.

### Reasons for decision

- Following an open marketing campaign of the vacant property known as The Bungalow Development Site, (Rose Bungalow, 2 Parkview Bungalow, 3 Parkview Bungalow and lands at Norbury Park, Mickleham, Dorking, RH5 6DN) terms have been agreed to sell the freehold interest to the party, and at the price, noted in the Part 2 report.
- The three bungalows were part of an early tranche of residential properties transferred by the Council to HGR in August 2020, with a premium paid by HGR to the Council for a head-leasehold interest. HGR have requested it be handed back to the Council to enable its disposal.
- The Cabinet Member is asked to formally declare the asset surplus to operational requirement under the Council's constitution as the property is not required for any operational purpose.

### **3. SURPLUS DECLARATION AND DISPOSAL OF LAND PARCELS A & B, BURPHAM COURT FARM, CLAY LANE, GUILDFORD**

#### Resolved:

The Cabinet Member

1. Declared Surrey County Council's (The Council) landholdings comprising Parcels A & B at Burpham Court Farm, Clay Lane, Guildford formally surplus to operational requirements (in conjunction with the Leader and Deputy Leader).
2. Approved the freehold disposal of Parcels A & B to GBC as outlined in the Part 2 report.
3. Delegated authority to the Director of Land & Property in consultation with the Executive Director of Environment, Property and Growth, to finalise the best value transaction and conclude all associated legal agreement documentation.

## Reasons for decision

Cabinet has previously endorsed rationalisation of the surplus estate and to enable disposals.

The assets comprise two nominal parcels of landlocked land, to be transferred to GBC to facilitate improved estate management and husbandry, and delivery of a SANG (suitable alternative natural greenspace).

### **4. SURPLUS DECLARATION AND JOINT MARKETING- LAND AT DEEPENE AVENUE, DORKING**

#### **Resolved:**

The Cabinet Member:

1. Formally declared the asset surplus to operational requirements (in conjunction with the Leader and Deputy Leader).
2. Approved the proposed joint marketing of the asset with the Surrey Police and Crime Commissioner under a Memorandum of Understanding to include governance controls and price sharing mechanisms
3. Delegated authority to the Director of Land and Property, in consultation with the Executive Director for Environment, Property and Growth to finalise a best value transaction and conclude all associated legal agreements.

## Reasons for decision

Cabinet has previously endorsed rationalisation of the surplus estate. SCC owns a parcel of land that abuts the southeast of the A24/A25 roundabout at Dorking shown hatched in Annex 1 and comprising a landlocked parcel of approximately 0.19 hectares (0.46 acres). Although it immediately abuts the adopted highway there is no vehicular access onto the parcel given the constraints of the adjacent highway. There is no SCC operational use for the land.

Surrey Police and Crime Commissioner (Police) owns 3 adjacent houses and a further parcel of roadside land that controls access to SCC lands and in total comprises 0.85 acres. The Police land is surplus to their requirements, and they are seeking to market the property. Therefore, the opportunity has arisen to combine the SCC land with the Police land to market jointly and to enable the disposal of what would otherwise remain a SCC owned landlocked asset.

To enable the joint marketing and ultimate disposal, Cabinet is requested to formally declare the SCC's land parcel surplus to operational requirements under SCC's Constitution.

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