



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL



# Officer Delegated Decision

Decision date 11<sup>th</sup> December 2023

Report of Officer Jodie Archer

## Transfer of land at 8 Station Road Corby Glen

### Contact

[Jodie Archer], Head of Housing Services

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<b>Decision made by:</b>	Richard Wyles, Chief Finance Officer
<b>Decision:</b>	That the land outlined at Appendix A in relation to 8 Station Road, Corby Glen, be sold to the current owner of the property for a nominal fee of £1.
<b>Public or Exempt:</b>	Public
<b>Reasons for exemption:</b>	N/A
<b>Conflicts of interest:</b>	No
<b>Policy compliant:</b>	Yes
<b>Details of delegation:</b>	Paragraph 26 of Part 3(c) (Responsibility for Functions – Officer Scheme of Delegation) of the Constitution provides the Chief Finance Officer with delegated authority to take this decision.

## 1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's

declaration of a climate change emergency, the following implications have been identified:

### ***Finance***

1.1 The financial implications of this proposal are set out in the report.

Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer

### ***Legal and Governance***

1.2 Details of the delegated authority associated with this decision are set out above.

Completed by: Graham Watts, Assistant Director (Governance and Public Protection) and Monitoring Officer

## **2. The Purpose of the Report**

- 2.1 On 21<sup>st</sup> August 1998 the Council granted permission to 8 Station Road Corby Glen for the erection of a porch to the side of the property and the diversion of the shared access footpath. The porch was erected on the original shared access footpath.
- 2.2 Unfortunately, the land the porch was erected on was never transferred to number 8 Station Road Corby Glen, nor was the shared access pathway registered with Land Registry. A recent Right to Buy (RTB) application for 10 Station Road is unable to progress until the land the porch sits on is transferred to number 8.
- 2.3 A recent valuation of the land came back at £2000, however the Solicitors for number 8 believe this should not have to be paid due to permission being given by the Council to erect the porch. If this is pursued, it could end up with us having to take number 8 to court, which could be costly to the Council. Bearing in mind number 10's RTB has been going on since June 2022, we would strongly request the land be transferred for a minimal sum of £1 so their RTB application can progress to completion.

## **3. Available Options Considered**

- 3.1 Transfer the land for a minimal sum of £1.
- 3.2 Request the sum of £2000 be paid for the land and possible court action, which would be costly and time consuming.

#### **4. Preferred Option**

4.1 Transfer the land for a nominal sum of £1.

#### **5. Reasons for the Decision(s)**

5.1 Transferring the land for a nominal sum of £1 would allow number 10's RTB to progress and avoid any possibility of a RTB8 being submitted. The effect of this is that the landlord must deduct from the purchase price an amount based on the rent actually paid during the period of delay, which would be a further loss to the Council.

#### **6. Consultation**

6.1 Outline any consultation that has been undertaken to date.

This is not applicable.

#### **7. Appendices**

7.1 List any Appendices.

This is not applicable.

**Signed by: Richard Wyles**

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**Dated: 11 December 2023**