

Minutes placed in public domain June 2019

Confidential Document – 20/12/2018

In Camera Agenda Item - Land Ownership Issue

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Following the decision at the November meeting, the clerk had contacted the vendor who had indicated that he would be hoping to sell the car park for a sum in the region of £20k. He indicated that if the Council were not interested in purchasing at this level, he would put the car park up for sale or for auction.

A person with valuation experience had been approached for advice in terms of the value of the car park. Noting the sum involved, he made several observations, summarised as:-

- no income is currently generated, and there would be costs in terms of the maintenance of the surface and walls and third party insurance.
- an income COULD be generated by selling annual car parking passes and by other means.
- The area would have a marriage value to the neighbouring property owner, who might well be willing to pay £20,000 or more for it.
- Also, neighbouring houses who lack parking may want to 'jointly' purchase the area to secure parking which would also increase the value of their properties.

The Council discussed the various options and noted some of the issues that might arise if the car park was sold to another buyer in particular the problem of misplaced parking.

It was noted that Local Government Act would prevent the Council purchasing the land if the cost was greater than the market value.

It was agreed that the possessory title for the access road was of high importance as it provides the only entrance to the car park.

The members agreed that the decision about the purchase of the car park should be delayed until an independent valuation had been received.

The following recommendation was agreed:

- i. that the Council should have an independent valuation of the car park carried out by the District Valuer, provided it doesn't exceed £1k.

Action point: Clerk to contact District Valuer

Clerk to contact the vendor to confirm that a valuation was being sought.

Chair to ask CDC for advice on the Council spending public money which may be a direct benefit to businesses and non-residents of Harting.

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