

ITEM 4

Time began 2.00pm
Time ended 2.03pm

LEADER OF THE COUNCIL CABINET MEMBER MEETING 7 DECEMBER 2012

Present: Councillor Bayliss

10/12 Apologies

There were none.

11/12 Late Items Introduced by the Chair

There were no late items.

12/12 Declarations of Interest

There were no declarations.

13/12 Minutes of the meeting held on 2 November 2012

The minutes of the meeting held on 2 November were agreed as a correct record and signed by the Chair.

14/12 Proposal for the Disposal of 40 West Avenue

The Leader received a report from the Chief Executive on Proposals for the Disposal of 40 West Avenue. The report was presented by the Head of Strategic Housing and the Head of Estates.

It was reported that 40 West Avenue was located on the Five Lamps junction and was originally acquired in July 1984 by the City Council for highway purposes connected with the inner city ring road project, known as 'Connecting Derby'. It was further reported that the property had stood empty for at least 15 years and had attracted considerable complaints from local residents, both individually and collectively through the Strutts Park Residents Association.

The Leader noted that the property consisted of six bedsits and was in a poor condition and required complete refurbishment. It was explained that the property continued to suffer from severe pigeon problems due to roof damage.

It was explained that, to bring the property back into use as a family dwelling, it was proposed that the property be marketed for sale by Private Treaty and that a

covenant be imposed that restricts the use of the property to single residential dwelling house to be occupied by the owner and his/her immediate family members.

Resolved:

- 1. to agree that 40 West Avenue be marketed for sale by private treaty at its unrestricted value;**
- 2. to agree that a covenant be imposed under Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 that shall restrict the use of the property to a single residential dwelling home to be occupied by the owner of premises and his/her immediate family members, and that the exact wording of the covenant shall be determined by the Director of Legal and Democratic Services;**
- 3. to agree that the property should be marketed for a period of 3 months , and at the end of that period, if no reasonable offer has been made officers shall provide a second report exploring further options for its use;**
- 4. to agree minor works expenditure required to enable property viewings to the premises to be safe and secure, as set out within paragraph 4.5; and**
- 5. to agree that Head of Estates in consultation with the Leader of the Council be delegated to agree a sale once its true market value has been established.**

MINUTES END