



ADUR & WORTHING  
COUNCILS

**Record of Officer  
Executive Decision**  
**Ref No: HMP&I/003/21-22**  
**Date of Decision: 14 June 2021**

If you have any questions about this decision please contact Democratic Services on 01903 221006 or email [democratic.services@adur-worthing.gov.uk](mailto:democratic.services@adur-worthing.gov.uk)

**Record of Decision:** HMP&I/003/21-22 Disposal of land to the rear of a residential property (38 Bushby Close, Lancing)

**Decision taken by:** Head of Major Projects & Investment

**Declaration of Disclosable Pecuniary Interests:** I do not have a disclosable pecuniary interest, or conflict of interest.

**Delegated authority:** 3.12.3 - To dispose of land in connection with the Council's functions and to grant leases, easements, licences and wayleaves of, in, or over buildings or land in connection with the Council's functions.

Disposal of land is authorised below the value of £50,000.

**Decision:**

To dispose of the freehold of the 'Land to the rear of 38 Bushby Close' (edged red on the below) to the resident of the adjoining residential property.



<b>Key Decision:</b> No			
<b>Reason For Decision:</b> <p>The resident of 38 Bushby Close approached the Adur Homes (who maintain the area) to enquire about the possibility of purchasing land adjoining their garden. The land is a 14.39sqm area within a former pathway running between the rear garden of 38 Bushby Close behind a row of Council owned garages.</p> <p>Adur Homes consented to the request as the land is surplus to their requirements, and is not accessible to the public for amenity or other purposes due to its position and access situation. It is not considered that the disposal of the land would prejudice any future development of the adjacent garage compound should this be considered at a later date.</p> <p>On the basis of the considerations noted and the limited value to anyone other than the resident of the property, a subject to contract disposal has been agreed at a sum assessed to be market value.</p>			
<b>Alternative Options Considered:</b> <p>Retain the Land: The Council could retain the land within the management of Adur Homes. Due to the limited nature of the land following the right-to-buy purchase of the former Council property there is limited identifiable benefit. This option is not recommended</p> <p>Sell the land on the open market: It is not considered any other viable purchaser could be identified due to the unique benefit to the resident of 38 Bushby Close and limited access to the land. This option is not recommended.</p>			
<b>Other Matters Considered:</b>			
Legal Advice and Issues	x	Financial Advice and Issues	x
Sustainability Issues	x	Equality Issues	x
Community Safety Issues	x	Human Rights Issues	x
Reputation	x	Risk Assessment	x
Health & Safety Issues	x		
<b>Consultation:</b> <p>Akin Akinyebo, Head of Housing for Adur Homes, has consented to the sale.</p> <p>Ward Councillors and the Executive Member for Resources consultation is advisable but this has not yet been undertaken pending confirmation to proceed.</p>			
<b>Background Papers:</b> N/A			
<b>Contact Officer:</b> <p>Head of Major Projects &amp; Investment</p>			
<b>Call-in:</b> The call-in deadline for this decision will be 5:00pm on 21 June 2021			

**Signed:**

A handwritten signature in black ink, appearing to read 'Cian Cronin', with a horizontal line extending to the right.

**Dated:** 14 June 2021

**Name:**

Cian Cronin MRTPI

Head of Major Projects & Investment

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