

ANGUS COUNCIL

NEIGHBOURHOOD SERVICES COMMITTEE – 20 AUGUST 2009

DISPOSAL OF AREA OF GROUND AT HIGHFIELD PLACE, BIRK HILL, BY DUNDEE

REPORT BY THE DIRECTOR OF NEIGHBOURHOOD SERVICES

**Abstract:** This report relates to the disposal of an area of ground at Highfield Place, Birkhill, by Dundee.

**1. RECOMMENDATION**

- 1.1 It is recommended that the Committee agree to the sale of an area of ground adjacent to [31 Highfield Place, Birkhill](#) to the owners of 31 Highfield Place on appropriate terms and conditions, subject to:
- (i) Section 12 consent being received from the Scottish Ministers;
  - (ii) Any relevant Planning permission being granted;
  - (iii) The purchaser meeting all of the Council's legal and survey costs.

**2. BACKGROUND**

- 2.1 The owners of number 31 Highfield Place, Birkhill wish to purchase an area of ground adjacent to their home. The area is within the curtilage of the property however is shared with the neighbouring property at number 33. There is currently a double timber shed situated on the ground, also shared between the proprietors of number 31 and 33. The owners of number 31 wish to remove the shed and erect a garage for their sole use.
- 2.2 The property at number 33 Highfield Place is still in Council ownership and the current tenant has confirmed that she is happy to relinquish her rights to the area of ground and the shed situated on it from her tenancy. The current tenant of number 33, and any future tenant will still benefit from an adequate area of garden ground attached to their tenancy. There are also a separate shed within the garden ground pertaining to number 33
- 2.3 The area of ground concerned measures just over 11 square metres and is shown hatched on the **attached plan**.
- 2.4 The Council's valuers, Graham and Sibbald, have valued the ground at £1,000.

**3. FINANCIAL IMPLICATIONS**

- 3.1 The financial implications arising from this report would be a capital receipt of £1,000.

**4. HUMAN RIGHTS IMPLICATIONS**

- 4.1 There are no Human Rights implications arising from this report.

**5. EQUALITIES IMPLICATIONS**

- 5.1 The issues dealt with in this report have been the subject of consideration from the

equalities perspective (as required by legislation). An equalities impact assessment is not required.

## **6. CONSULTATION**

- 6.1 The Chief Executive, the Director of Corporate Services, the Director of Infrastructure Services, the Head of Finance, the Head of Law and Administration and the Head of Property Services have been consulted in the preparation of this report.

## **7. CONCLUSION**

- 7.1 The current tenant of 33 Highfield Place, Birkhill is happy to relinquish this area from her tenancy and the disposal will result in a capital receipt of £1,000 accruing to the Housing Revenue Account. Consequently, it is recommended that the ground is sold.

**RON ASHTON  
DIRECTOR OF NEIGHBOURHOOD SERVICES**

**NOTE:** No background papers, as defined by Section 50d of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing this report.

**Hsg/NS/AMcK/AR**

# EQUALITY SCREENING

## Policy Control Document

**Name of Policy, Procedure or Report** DISPOSAL OF AREA OF GROUND AT 31 HIGHFIELD PLACE, BIRKHILL

**Lead Department/Service** NEIGHBOURHOOD SERVICES - HOUSING

What is the aim of the policy, procedure or report?

The report relates to the disposal of an area of ground at 31 Highfield Place, Birkhill.

Is this a new or a review of an existing policy, procedure or report?

New report

### Screening Process

Has the policy, procedure or report already been assessed for its impact on people from different racial backgrounds, people of different genders and people with disabilities.

Yes  No

**If Yes**, unless there have been significant changes, no further action is required. Please sign and date immediately below and retain for reference.

**If No**, does the policy, procedure or report involve or have consequences for the people the council serves or employs?

Yes  No

**If yes, proceed to Step 1 of the Full Impact Assessment on page 2.**

If no, please state why not

Exempt – Routine Property Transaction.

**If no, The policy, procedure or report is not relevant and no further action is required.**

Please sign and date immediately and keep for reference

**Name:** Adrienne Ross

**Signature:** \_\_\_\_\_

**Date:** 08/07/09