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Report to	Mousehold Heath Conservators 19 January 2018	Item
Report of	NPS – John Reid, strategic and disposals manager	5
Subject	Rangers House and leasehold enfranchisement	

Purpose

To advise the committee of the enfranchisement of the Rangers House.

Recommendation

To note the content of the report.

Corporate and service priorities

The report helps to meet the corporate priority a prosperous and vibrant city

Financial implications

The conservators will receive the capital payment of £1750 being the statutory compensation applicable in this case.

Ward/s: Thorpe Hamlet

Contact officers

John Reid – strategic and disposals manager, NPS
Norwich.

01603 227969

Background documents

None

Report

Background

1. The Rangers House was empty for a period of a couple of years and suffered from vandalism and a couple of small fires. It was decided that to prevent the property deteriorating further it must be sold rather than to demolish it. A sale was felt to be the best way to achieve the property being used as a home again. The disposal was therefore authorised by cabinet in 2006.
2. The Rangers house was originally sold at auction in 2006 and let on a 125 year lease. There was always the risk that the freehold could be enfranchised. The initial ground rent reserved under the lease was £100 and was subject to review every 25 years.
3. The property meets the criteria of a property let on a long lease at a low rent and falls within the ambit of the Leasehold Reform Act 1967. Under the terms of the act an eligible leaseholder has the ability to extend the term of the lease or require the freehold to be sold to them.
4. The current leaseholder has served notice to acquire the freehold under the acts provisions. NP law confirmed the notice was valid and that neither the city council nor the conservators were exempt from the provisions. There was therefore nothing that could be done to prevent the transfer of the freehold under these statutory provisions.
5. There is a statutory formula for the compensation which in this case amounted to £1750. Payment of this amount has been made by the applicant. This payment should go to the conservators for use on the heath (as did the original sale payment).
6. The property is therefore now in the freehold ownership of the former tenant.