

Meeting of:	Cabinet
Date of Meeting:	Thursday, 30 April 2026
Relevant Scrutiny Committee:	Place Scrutiny Committee
Report Title:	Disposal of Small Parcels of Housing Owned Land
Purpose of Report:	To seek Cabinet approval to dispose of three small parcels of non-operational housing land.
Report Owner:	Cabinet Member for Public Sector Housing and Tenant Engagement
Responsible Officer:	Director of Environment and Housing
Elected Member and Officer Consultation:	<p>Ward Councillors in affected wards – Stanwell, Dyfan and Illtyd S151/Head of Finance</p> <p>Head of Corporate Landlord</p> <p>Legal Services</p> <p>Principal Decarbonisation and Energy Officer</p>
Policy Framework:	This report is consistent with the Policy Framework and Budget and is a matter for Executive decision by Cabinet
<p>Executive Summary:</p> <ul style="list-style-type: none"> • The Council owns a number of small parcels of land which adjoin existing residential properties and are no longer required for operational purposes. These parcels are not suitable for development and continue to generate maintenance and management costs. • Cabinet approval is sought to declare three parcels of Housing owned land surplus to requirements and to approve their disposal. Two parcels are proposed to be sold following enquiries from adjoining properties for use incidental to the enjoyment of a dwelling, and one parcel is proposed to be disposed of via open market sale having been deemed surplus to requirements. • The proposed disposals are consistent with previous Cabinet decisions and are in accordance with the Housing Act 1985, the General Consents for the Disposal of Houses and Land 1994 and, where applicable, section 123 of the Local Government Act 1972. 	

Recommendations

1. That Cabinet declares the parcels of Housing land shown at Appendices A, B and C as surplus to Council requirements.
2. That Cabinet approves the disposal of the land shown on the plans at Appendix A, B and C, under sections 32-34 of the Housing Act 1985, relying on the General Consents for the Disposal of Houses and Land 1994.
3. That, in respect of the land at Appendices B and C, Cabinet approves the advertising of the proposed disposals under section 123(2A) of the Local Government Act 1972. That delegated authority be granted to the Director of Environment and Housing, in consultation with the Cabinet Member for Public Sector Housing and Tenant Engagement, and Head of Finance/Section 151 Officer to undertake and manage the marketing of land (where applicable), consider external valuation advice, agree the method of disposal, and terms and conditions of any sale.
4. That the Monitoring Officer/Head of Legal and Democratic Services be authorised to prepare, complete and execute the necessary legal documentation to formalise any disposals, subject to the above recommendations.

Reasons for Recommendations

1. To enable the Council to dispose of surplus Housing owned land in accordance with its Constitution and statutory powers.
2. To enable the lawful disposal of surplus Housing owned land under sections 32–34 of the Housing Act 1985 and the General Consents for the Disposal of Houses and Land 1994, and to secure best consideration for the Council.
3. To ensure compliance with section 123(2A) of the Local Government Act 1972 in respect of land that may be considered public open space, and to provide transparency through statutory advertising and consideration of any representations received. To facilitate the disposal process efficiently and appropriately, and on suitable terms and conditions.
4. To enable the legal completion of the disposals and ensure appropriate documentation is prepared and executed in accordance with statutory and governance requirements.

1. Background

- 1.1 The Council owns various small parcels of land which adjoin privately owned residential properties. In many cases these parcels were retained in Council ownership following disposal of neighbouring dwelling under the Right to Buy scheme and are now held for the purposes of Part II of the housing Act 1995.
- 1.2 These areas of land are generally small, isolated and unsuitable for development or operational use. As such, they provide limited benefit to the Council and continue to generate ongoing maintenance, management and security costs.

Where appropriate, the disposal of such land enables more effective use by adjoining owners and reduces the Council's revenue liabilities.

- 1.3** Since 2016, the Council has routinely reviewed and disposed of similar parcels of surplus land, subject to Cabinet approval and in accordance with relevant legislative requirements. This approach has enabled the Council to secure capital receipts for the Housing Revenue Account while ensuring that disposals are undertaken lawfully, transparently and in line with best consideration requirements.
- 1.4** The parcels of land identified in this report have been assessed and are no longer required for Housing or wider Council purposes. Their proposed disposal is consistent with previous Cabinet decisions and established Council practice.

2. Key Issues for Consideration

Willow Close garage site, Penarth

- 2.1** An enquiry has been received to purchase a small parcel of land at Willow Close, Penarth, identified at Appendix A. The land is held for the purposes of Part II of the Housing Act 1985 and is currently managed by the Housing service. The site formerly accommodated garages which no longer exist.
- 2.2** The parcel of land forms part of a wider landholding, which has been reviewed internally to determine whether there is any alternative operational use. The Council's Insight Board was consulted, and no alternative Council use was identified. Planning officers have advised that the wider site is unlikely to be suitable for residential development due to overlooking and privacy constraints, and that disposal of a smaller parcel for use incidental to a dwelling would be appropriate subject to the necessary consents. Highways considerations relating to safe access and visibility also support disposal of a limited area rather than the wider site.
- 2.3** Two options for disposal were considered: disposal to an adjoining property owner for use incidental to a dwelling, or disposal on the open market. An independent valuation surveyor provided market valuations reflecting both scenarios.
- 2.4** Having regard to valuation advice, site constraints and consultation responses, it is proposed to dispose of the freehold interest in the land shown edged red at Appendix A to the owner of the adjoining property. The disposal would be subject to a restrictive covenant limiting use to purposes incidental to a dwelling (such as garden use). Provision would also be included to enable the Council to benefit from any uplift in value should the restriction be varied in the future.
- 2.5** One local Member responded to the ward consultation, confirming no objections to disposal of the land at Willow Close, Penarth and supported the action to ensure it is brought into beneficial use.

- 2.6** The disposal will be subject to the purchaser paying the Council's reasonable legal and associated costs and complying with any other appropriate terms and conditions.

Trinity Street, Barry, land adjacent to property number 73

- 2.7** An enquiry has been received to purchase a small parcel of land adjacent at Trinity Street, Barry, shown at Appendix B. The land is held for Housing purposes under Part II of the Housing Act 1985 and falls within the ownership and management of the Housing service.
- 2.8** Internal consultation has confirmed that there are no covenants or title restrictions preventing disposal and no objections have been raised via the Council's Insight Board.
- 2.9** As the land is accessible to the public and could be considered public open space, the proposed disposal would be subject to section 123(2A) of the Local Government Act 1972. This requires the Council to advertise its intention to dispose of the land by way of a public open space notice prior to completing any sale.
- 2.10** Subject to completion of the statutory advertising process and consideration of any objections received, it is proposed that the land be disposed of on appropriate terms.

Land at Pardoe Crescent, Barry

- 2.11** The Housing service has identified a parcel of vacant land at Pardoe Crescent, Barry, outlined at Appendix C, as no longer required for operational purposes. The land is currently overgrown and enclosed to deter unauthorised access and fly tipping.
- 2.12** The site has been reviewed by the Housing Development team, who have confirmed that it is not economically viable for development as Council housing. The land does not serve an identified Housing or wider Council purpose and continues to result in ongoing maintenance liabilities.
- 2.13** As with the Trinity Street site, the land is accessible to the public and may be considered public open space. Any disposal is therefore subject to the advertising requirements of section 123(2A) of the Local Government Act 1972.
- 2.14** It is proposed that the site be marketed for disposal via an open market sale, subject to completion of the statutory advertising process and consideration of any representations received.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1** Long Term: The disposal of surplus parcels of land will reduce ongoing maintenance and management liabilities and generate capital receipts for the Housing Revenue Account. This supports the more efficient use of Council assets and contributes to the long-term sustainability of Directorate resources.

- 3.2** Prevention: Disposing of small, isolated parcels of land that are prone to neglect reduces the risk of fly-tipping, vandalism and unauthorised use. This helps prevent future environmental and estate management issues.
- 3.3** Integration: The proposals align asset management, housing, financial and legal considerations to ensure that surplus land is managed appropriately and disposed of in accordance with statutory requirements and Council priorities.
- 3.4** Collaboration: The disposals have been developed in consultation with relevant internal services, including Housing, Planning, Highways, Property, Finance and Legal Services, to ensure the Council obtains best consideration and that risks are managed appropriately.
- 3.5** Involvement: Where land is suitable for disposal, opportunities are provided for adjoining or local owners to incorporate surplus land into beneficial use, subject to statutory processes and Council approval.

4. Climate Change and Nature Implications

- 4.1** There are no implications for Climate Change or Nature.

5. Resources and Legal Considerations

Financial

- 5.1** The disposal of the land will generate a receipt for the Housing Revenue Account to be used to increase the supply of affordable housing in the Vale of Glamorgan.
- 5.2** The timely disposal of surplus assets should assist the Council in the reduction of its maintenance costs.

Employment

- 5.3** There are no employment implications in respect of the sale of these parcels of land.

Legal (Including Equalities)

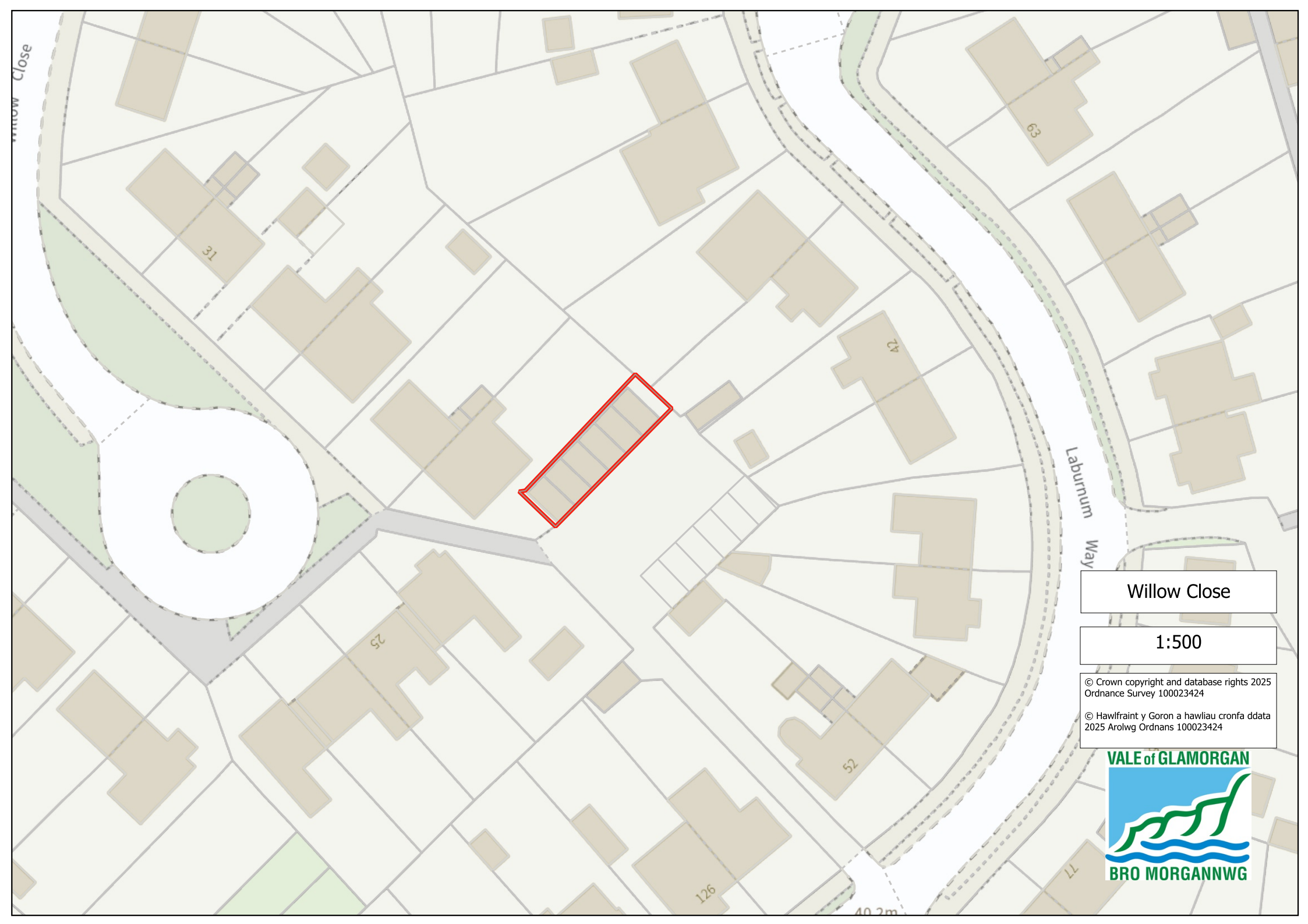
- 5.4** As stated above, Section 32 of the Housing Act 1985 gives the Council discretionary power to dispose of land that has not been developed and is held under Part II of the Housing Act 1985.
- 5.5** The specific consent of Welsh Government is not required if the disposal is covered by the "General Consents for the Disposal of Houses and Land 1994" made under the Housing Act 1985.
- 5.6** The area of land identified in this report is considered surplus to Housing Department's operational requirements and the Council's wider requirements.

Therefore, the area of land can be disposed of in accordance with Consents A-E of the 1994 General Consents.

5.7 There are no equal opportunities implications arising from this report.

6. Background Papers

None.



Willow Close

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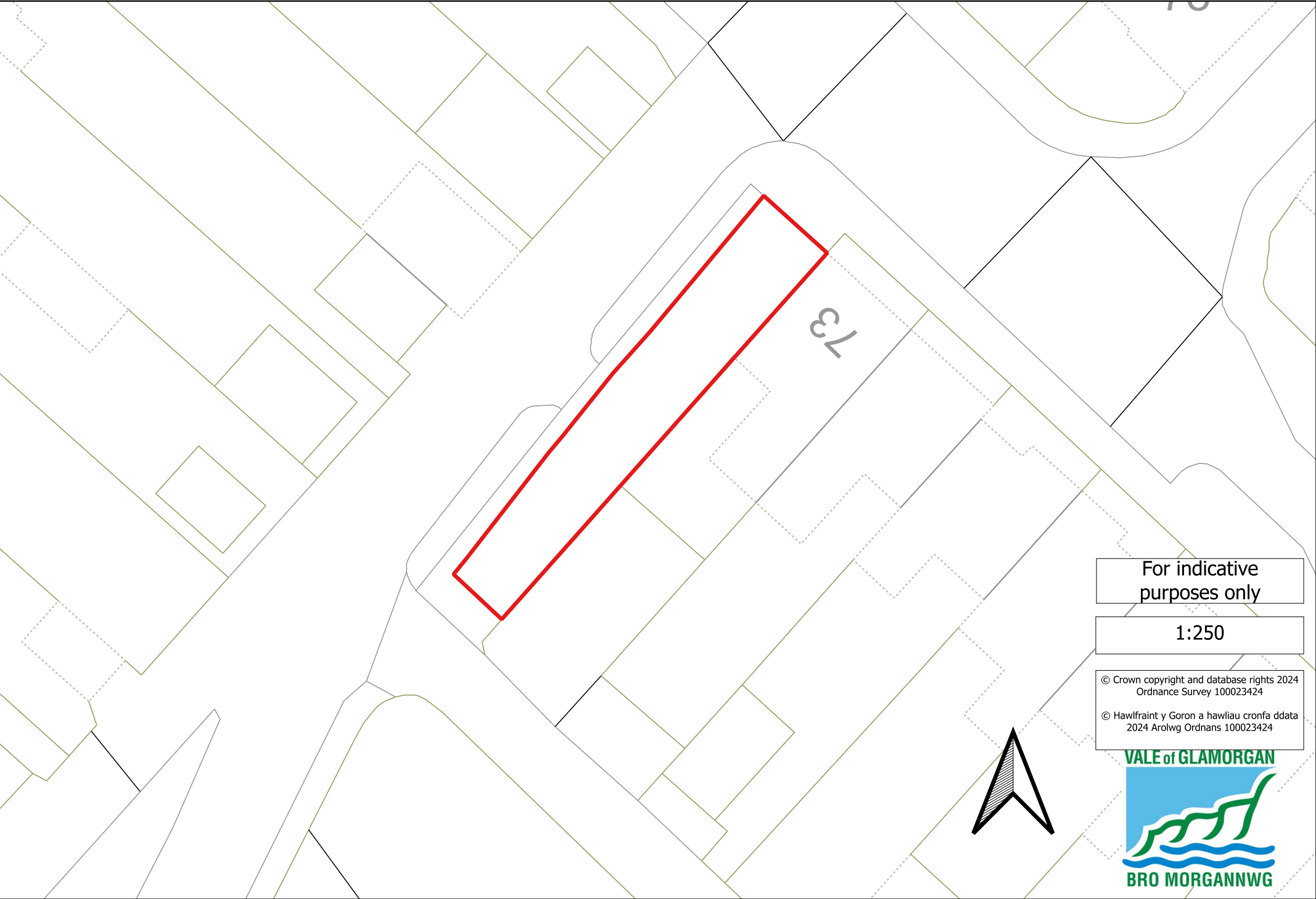
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VALE of GLAMORGAN



BRO MORGANNWG

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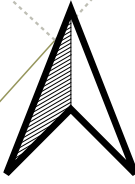


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VALE of GLAMORGAN



BRO MORGANNWG