

Our ref: 7693/766
Your ref:

[REDACTED]

[REDACTED]
Disposal Case Manager
1st Floor
Ash House
Falcon Road
Sowton Industrial Estate
Exeter
EX2 7LB

Direct Line: 01392 [REDACTED]
10 July 2014

For the attention of [REDACTED]

Dear [REDACTED]

LAND AT SOUTHAMPTON PARKWAY, WIDE LANE, SOUTHAMPTON

I am writing to confirm that we have now completed our search for the information which you requested on 26 June 2014:

1. The Highways Agency received income of £15,505.48 from the land from 1 April 2011 to 30 June 2014. We have provided information from 1 April 2011 as this is the date that our current contract with our managing agents, [REDACTED] commenced and for which we have information readily available.

The costs of holding the land, again from 1 April 2011 to the present date, including all legal and other costs involved in evicting the previous tenant has been £22,906.10 in total.

The breakdown of these costs is as follows:

April 2011 to March 2012	£15,186.48
April 2012 to March 2013	£ 3,792.02
April 2013 to March 2014	£ 3,927.60
April 2014 to June 2014	£ 0

During the year 2011/12 the cost of holding the land was more than the income earned due to the costs of removing our previous tenant and securing the site. For each subsequent year, the income received from the land has been more than the cost of retaining the land. The commission earned by our managing agent is a percentage of the income earned.

2. The land has been declared surplus to our requirements and we plan to sell it in this financial year. We are currently carrying out the Governance Check, including an assessment of the Crichel Down rules, to determine whether the land should be offered back to the former owner.

Our professional Valuer will undertake a valuation and, should the Crichel Down Rules not apply or if the former owner is not interested in re-purchasing the land, he will recommend the best method of sale in

order to obtain value for money for the tax payer. I enclose a fact sheet which provides more information about this.

Please let us know if you would like us to formally note your interest in the land should it be placed on the open market. We will then pass your information to our selling agent.

In keeping with the spirit and effect of the legislation, all information is assumed to be releasable to the public unless exempt. We may therefore be publishing the information you requested, together with any related information that will provide a key to its wider context, via our website: <http://www.highways.gov.uk/>

If you are unhappy with the way we have handled your request you may ask for an internal review. Our internal review process is available at: <http://www.highways.gov.uk/foicomplaints>

If you require a print copy, please phone the Highways Agency Information Line on 0300 123 5000; or e-mail ha_info@highways.gsi.gov.uk. You should contact me if you wish to complain.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at:

Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF

If you have any queries about this letter, please contact me. Please quote the reference number above in any future communications.

Yours sincerely

Highways Agency | Ash House | Falcon Road, Sowton Ind. Estate | Exeter | EX2 7LB
Tel: +44 (0) 1392
Web: <http://www.highways.gov.uk>
GTN: 1365

Safe roads, reliable journeys, informed travellers
Highways Agency, an executive agency of the Department for Transport.

Interested in buying a Property owned by the Secretary Of State for Transport

The Highways Agency is an Executive Agency of the Department for Transport and holds property (land and buildings) on behalf of the Secretary of State for Transport. If you tell us you would like to buy one of our properties we will record your interest and let you know if it becomes available for sale.

It is important to understand that we cannot give any promises that the property you have identified will be sold in a specific time or that you will have the opportunity to purchase it. The reasons for this are explained below.

Crichel Down Rules

Properties held by the Agency have usually been purchased for an improvement to the trunk road and motorway network using compulsory powers or under the Blight provisions of the Town and Country Planning Act. This means that we have to consider the Crichel Down Rules. All our surplus property is subject to an assessment under these Rules. This means we have to consider offering it back to the former owner or their successor. It will only be sold by other means if the rules don't apply, or if the former owner does not wish to re-purchase the property. This means that if negotiations with the former owner are successful, the property will not be sold on the open market. You can view the latest version of the Crichel Down Rules here: <https://www.gov.uk/government/publications/compulsory-purchase-and-the-crichel-down-rules-circular-06-2004>

Residential Property

In certain circumstances the Agency offers its residential tenants an opportunity to buy the property they are renting. If the house is empty or the tenant is not interested or successful in buying the property and it is suitable for social housing, we may offer it for sale to the local housing authority or a social housing provider.

Special Purchaser

If our professional valuers advise us that there may be a special purchaser who would be prepared to pay more than could otherwise be obtained we may negotiate directly with them. This is usually adjoining owners or developers.

Open Market Sales

If the property has not been sold to the former owner, tenant, local housing authority, social housing provider or special purchaser the property is usually advertised for sale publicly through our contracted estate agents or via an auction. It is at this stage the property becomes available to the general public.

Disposal Programme

All of our sales are prioritised and we may not be able to give you an immediate indication about when the property will become available for sale, but we will record your interest and let you know if it does.

Managing Public Money

Sales are always at market value and have to comply with the instructions in a Treasury document called Managing Public Money. This is to ensure we achieve best value for the taxpayer. You can view the document here: <https://www.gov.uk/government/publications/managing-public-money> (see Annex 4.15).

In cases where the cost of the disposal outweighs the value of the land we may require the purchaser to meet our professional costs.