

HAMPSHIRE COUNTY COUNCIL

Officer Decision Record

Decision Maker:	Karen Murray, Director of Culture, Communities and Business Services
Title:	Proposed Options for the Sale of Ranger's House, Yateley Common
Reference:	6871

Tel: Karen Murray

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1. The decision:

- 1.1. That an application be made under section 16 of the Commons Act 2006 to deregister and exchange the common land currently occupied by the Ranger's House, Yateley Common.
- 1.2. That 25% of the income derived from the sale is re-invested for the benefit of Yateley Common up to a maximum of £100,000.
- 1.3. That in the interim, Estates be instructed to explore tenancy options for a 1 year term.

2. Reason(s) for the decision:

- 2.1. In 2013 it was decided that the Ranger's House at Yateley was no longer required for operational use by the Countryside Service. The decision was therefore made to remove the service tenancy from the property.
- 2.2. Since the property was vacated, permission has been formally sought, and granted, to remove the planning condition relating to Ranger occupancy. However, the house is built on registered common land and the Secretary of State permission to build the house was linked to its use as accommodation for Rangers.

3. Other options considered and rejected:

- 3.1. Obtain indemnity insurance against any future party seeking to claim rights of common over land occupied by the house and sell the house. This was rejected because this approach does not sit well with the County Council's wider role as Registration Authority. It may be interpreted as inconsistent with the County Council's Regulatory role for it to knowingly perpetuate an anomalous situation whereby a house has been built on registered common.

4. Conflicts of interest:

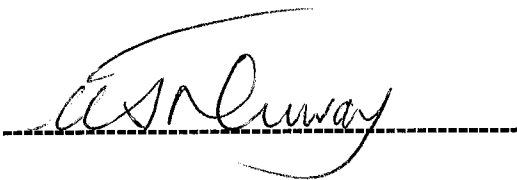
4.1. Conflict of interest declared by an Executive Member who is consulted by the officer which relates to the decision:

None.

5. Dispensation granted by the Head of Paid Service:

5.1 None.

6. Supporting information:

Approved by:	Date:
 -----	18 August 2015
Karen Murray Director of Culture, Communities and Business Services	