



WARDS AFFECTED: NEWBOLD VERDON WITH DESFORD AND PECKLETON

1. **PURPOSE OF REPORT**

To seek approval for disposal of land.

2. **RECOMMENDATION**

To approve disposal of the land identified in appendix 1 for the sum of £125,000

3. **BACKGROUND TO THE REPORT**

The land identified in appendix 1 is an asset of the Housing Revenue Account and is a residual holding after disposal of adjacent housing and former car park. It provides access to an electricity substation and pedestrian route to the rear of No 106 St Martins Rd. Otherwise it has no development value or other purpose.

Planning consent (ref 11/00029/OUT) was granted in 2012 on land to the north for a housing development with 135 houses which included the development providing a pedestrian connection route to St Martins Drive. To achieve that, the developer wishes to acquire land from the Council and a price of £125,000 has been negotiated by the Council's agent and affirmed as representing full value.

In addition, to preserve amenity value for the owner of No 106 the developer is to erect a fence with a gate to the rear passage.

4. **FINANCIAL IMPLICATIONS [IB]**

If the site was purchased, the £125,000 would be used to fund regeneration schemes within the capital programme.

5. **LEGAL IMPLICATIONS [AB]**

As land held under the HRA, S32 of the Housing Act 1985 requires the secretary of State to consent prior to its disposal. A general consent came into effect on 18 May 2012 which allowed for the disposal of land at its market value under paragraph A3.1.1 and for the disposal of vacant land under paragraph A3.2. This parcel of land fall within this consent

6. **CORPORATE PLAN IMPLICATIONS**

This proposal supports:
- Cost effective efficient use of resources.
- Strong and distinctive communities.

7. **CONSULTATION**

No external groups have been consulted separately to those within the Planning process. The owners of Nos 106 & 108 St Martins Drive are aware of this proposal.

8. **RISK IMPLICATIONS**

| Management of significant (Net Red) Risks | | |
|--|----------------------------------|-----------|
| Risk Description | Mitigating actions | Owner |
| Developer acquires alternative route and terminates this agreement with result of loss of receipt. | Proceed to immediate completion. | R VAUGHAN |

9. **KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS**

Without this land the developer is potentially unable to provide the 135 new homes in the rural location. An alternative would be to acquire and demolish a house further along St Martins Drive which would cause delay and loss of housing.

10. **CORPORATE IMPLICATIONS**

This action facilitates achievement of a strategic provision within the Local Development Framework for the provision of housing. It also provides a capital receipt outwith the approved budget.

Background papers: Estates & Asset Management file

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APPENDIX 1.

