

Committee: Cabinet

Agenda Item

Date: 17th February 2015

19

**Title: Transfer of UDC land to Great Dunmow
Town Council**

Portfolio Holder: Cllr. Robert Chambers

Key decision: No

Summary

1. This report seeks Members consideration of the transfer of UDC land at Woodlands Park, Great Dunmow, for nil value to Great Dunmow Town Council together with a payment of £46,935 for the maintenance of the land.

Recommendations

2. That the land is transferred to Great Dunmow Town Council, together with a payment of £46,935, subject to no objections being received following the public notice of the proposed disposal of the land.

Financial Implications

3. The land has been valued by the Council's registered valuers Wilks Head and Eve at an open market value of £250,000. A sum of £46,935 for the maintenance of the land has been previously paid to UDC as part of a S106 agreement with the Wickford Development Company Ltd.

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

Valuation report prepared by Wilks Head & Eve dated 12th January 2015.

Impact

- 5.

Communication/Consultation	Notice of the proposed disposal of public open space at the site at Woodlands Park in accordance with the requirements of Section 123(1) and (2A) of the Local Government Act 1972.
Community Safety	None
Equalities	None

Health and Safety	None
Human Rights/Legal Implications	The Council is required by the Local Government Act 1972 to obtain best consideration reasonably obtainable unless the Secretary of State consents or it falls within the General Disposal Consent 2003.
Sustainability	None
Ward-specific impacts	Great Dunmow
Workforce/Workplace	None

Situation

6. One of the strategic objectives in the council's asset management strategy is to devolve the responsibility for owning and maintaining assets to local people where appropriate. Although a substantial area of land, its function is that of a local amenity for nearby residents. The land was obtained as a requirement under a s106 agreement to provide open space. The transfer of the land to the local council and the retention of the land as open space promotes the environmental well-being of the area.
7. The land forms part of an open space provision associated with the Woodlands Park residential development. The land consists of a single parcel (appendix 1) located in the north eastern part of the development and comprises of balancing ponds, open grassland and landscape planting. This parcel has a site area of approximately 5.02ha.
8. £46,935 has been previously paid to UDC by the developer as part of a S106 agreement for the management and maintenance of the open space.
9. The Great Dunmow Town Council has agreed in principle to take the land and maintain it as public open space subject to the payment of £46,935 for the maintenance of these areas.
10. As the Council is not receiving any consideration for the land being transferred, despite it being valued at £250,000, the Council needs to be sure that the disposal of land will help it to secure the promotion or improvement of the economic, social or environmental well-being and the value of the land is less than £2million.

Risk Analysis

- 9.

