

Committee: Cabinet

Agenda Item

Date: 10 December 2015

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Title: Transfer of land to Great Chesterford Parish Council

Portfolio Holder: Cllr Howell

Key decision: No

Summary

1. This report seeks Members consideration of the transfer of UDC land to east of Great Chesterford Recreation Ground, Great Chesterford, for nil value to Great Chesterford Parish Council.

Recommendations

2. That the land is transferred to Great Chesterford Parish Council, 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 £52,000.

Background Papers

4. Valuation report prepared by Wilks Head & Eve dated 11 September 2015.

Impact

Communication/Consultation	Notice of the proposed disposal of public open space at the site at Great Chesterford 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	Littlebury, Chesterford and Wenden Lofts
Workforce/Workplace	Legal team

Situation

5. 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 education/community space. The transfer of the land to the local council and the retention of the land as education/community space promotes the environmental well-being of the area.
6. The land forms part of an open space provision associated with the new Stanley Road residential development. The land consists of a single parcel (appendix 1) located in the east of the existing recreation ground and comprises open grassland and landscape planting. This parcel has a site area of approximately 2.3ha.
7. The Great Chesterford Parish Council has agreed in principle to take the land and maintain it as education/community space.
8. As the Council is not receiving any consideration for the land being transferred, despite it being valued at £52,000, 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 £2 million.

Conclusion

9. It is concluded that the transfer of the land to the Parish Council is in accordance with the council's Asset Management Strategy and is the best way of managing the land.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
Land is not used for the stated purpose	1 – The Parish Council have confirmed that they will use the land for this purpose.	3 – Loss of community facility.	S106 obligation runs with the land and this sets out the allowed uses.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.