

Committee: Cabinet

**Date: 30
November 2017**

Title: Land at Station Road, Wendens Ambo

Portfolio Holder: Councillor Redfern, Cabinet member for Housing

Key decision: No

Summary

1. This report seeks Members' consideration of the transfer of Uttlesford District Council owned land on the corner of Station Road in Wendens Ambo for nil value to Wendens Ambo Parish Council.

Recommendations

2. That Cabinet approves the transfer of land at Station Road, Wendens Ambo to Wendens Ambo Parish Council for nil value.
3. The transfer will contain obligations to keep the land as public open space and maintain the site in a good and tidy condition.

Financial Implications

4. The land, a small area of grassed public open space on the corner of Station Road in Wendens Ambo, has been valued by the council's Registered Valuer, Wilks Head and Eve, at a market value of £575.
5. The land will be removed from the grounds maintenance contract resulting in a minor annual revenue saving.

Background Papers

6. 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.

- a. Email request from Wendens Ambo Parish Council

- 7.

Communication/Consultation	Wendens Ambo Parish Council
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	There will be a requirement to prepare a Deed of Transfer
Sustainability	N/A
Ward-specific impacts	Littlebury, Chesterford and Wenden Lofts
Workforce/Workplace	Legal Services

Situation

8. The council has received a request from Wendens Ambo Parish council to take over ownership and maintenance of a small area of grassed public open space on the corner of Station Road, as outlined in red on the plan below.



9. The land in question has little monetary value and cannot be used for any other purpose than a sight splay.
10. 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.
11. Transferring the land to the Parish Council would allow local considerations to be incorporated into on-going maintenance of this area. The Parish Council have indicated that they are keen to plant bulbs and low bushes to enhance the area.
12. 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

13.

Risk	Likelihood	Impact	Mitigating actions
The PC fail to maintain the land when it is transferred from UDC	1 – the PC are keen to take over maintenance of the land	2 – complaints from locals	The transfer will contain obligations to keep and maintain the site in a good and tidy condition

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.