



Agenda Item 17

EXECUTIVE
February 2021

Title: Land off Edmondscote Road, Leamington Spa, CV32 6AG

Lead Officer: Chris Makasis, Estates Management Surveyor

Portfolio Holder: Cllr Jan Matecki

Public report / Confidential report No but a linked confidential report appears elsewhere on the agenda

Wards of the District directly affected: Leamington Milverton

Contrary to the policy framework: No

Contrary to the budgetary framework: No

Key Decision: Yes

Included within the Forward Plan: No

Equality Impact Assessment Undertaken: N/A

Consultation & Community Engagement: N/A

Final Decision: Yes

Accessibility checked: Yes

Officer/Councillor Approval

| Officer Approval | Date | Name |
|--|-----------|----------------|
| Chief Executive/Deputy Chief Executive | 29/1/2021 | Chris Elliott |
| Head of Service | 29/1/2021 | Lisa Barker |
| CMT | 29/1/2021 | Yes |
| Section 151 Officer | 29/1/2021 | Mike Snow |
| Monitoring Officer | 29/1/2021 | Andrew Jones |
| Finance | 29/1/2021 | Mike Snow |
| Portfolio Holder(s) | 29/1/2021 | Cllr J Matecki |

1. Summary

- 1.1 To consider the disposal of land off Edmondscote Road, Leamington Spa, CV32 6AG

2. Recommendation

- 2.1 That the Executive approve the disposal of the land off Edmondscote Road, Leamington Spa, CV32 6AG, hatched on the plan attached at Appendix One, subject to terms & conditions listed in the Private & Confidential Appendix 1, elsewhere on in the agenda.
- 2.2 That the use of this capital receipt is agreed by Executive, alongside other funding demands, as part of the Budget process in February 2021

3. Reasons for the Recommendation

- 3.1. The land in question, shown hatched on the plan at Appendix One, covers an area of approximately 20 square metres (approximately 215 square feet) and is located off Edmondscote Road Leamington Spa. It is owned by Warwick District Council (hereafter referred to as 'WDC') and is a small piece of open land
- 3.2 The land has been incorporated into the adjacent residential dwelling and the current owner of this dwelling has now requested for the land to be formally transferred into their ownership and following negotiations between WDC, its external valuers, and the current owner of the adjoining residential dwellings, terms & conditions for the sale of the land in question have been agreed, subject to Executive approval.
- 3.3 These terms & conditions are private & confidential as they fall within the provision of information that relates to the financial or business affairs of any particular person, including the authority holding that information, and, hence, are set out in full in the private & confidential report elsewhere on in this agenda.
- 3.4 The proposal will provide WDC with a capital receipt and remove any maintenance responsibility of this piece of land, and any other future concerns that may arise from this small piece of land.

4. Policy Framework

- 4.1 Fit for the Future (FFF)
 - 4.1.1 The Council's FFF Strategy is designed to deliver the Vision for the District of making it a Great Place to Live, Work and Visit. To that end amongst other things the FFF Strategy contains several Key projects. This report shows the way forward for implementing a significant part of one of the way forward for implementing a significant part of one of the Council's Key projects.
 - 4.1.2. The FFF Strategy has 3 strands, People, Services and Money, and each has an external and internal element to it, the details of which can be found on

the Council's website. The table below illustrates the impact of this proposal if any in relation to the Council's FFF Strategy."

4.2 **FFF Strands**

4.2.1 **External impacts of proposal(s)**

People - Health, Homes, Communities - Intended outcomes: Impressive cultural and sports activities, Cohesive and active communities

Services - Green, Clean, Safe - Intended outcomes: Site kept green, clean and safe, Capital receipt will assist with future PPM including works to achieve Climate Change objectives and to be Carbon Neutral by 2030

Money- Infrastructure, Enterprise, Employment - Intended outcomes: Dynamic and diverse local economy, Improved performance/productivity of local economy, Increased employment and income levels

4.2.2. **Internal impacts of the proposal(s)**

People - Effective Staff - Intended outcomes: Impressive cultural and sports activities, Cohesive and active communities

Services - Maintain or Improve Services - Intended outcomes: Focusing on our customers' needs, Site kept green, clean and safe

Money - Firm Financial Footing over the Longer Term - Intended outcomes: Dynamic and diverse local economy, Improved performance/productivity of local economy, Improved performance/productivity of local economy Supporting Strategies

4.2.3 Each strand of the FFF Strategy has several supporting strategies and the relevant ones for this proposal are explained here: - the proposal would support WDC's Fit for the Future programme, through the Money strand, by allowing WDC to secure a capital receipt for the Housing Revenue Account

5. **Budgetary Framework**

5.1 The land was previously used as open space for which WDC received no income but WDC were responsible for all annual maintenance costs & liability costs

5.2 The proposal shall provide WDC with a Capital Receipt and will assist WDC in funding planned and programmed maintenance on the Council Housing Revenue Account assets. Details of the proposed receipt are set out in the Private & Confidential report elsewhere on in the agenda

6. **Risks**

6.1. The current interested party decides not to progress with the proposal but seeks possession via other means and, as a result, the capital receipt is not received by WDC

7. **Alternative Option(s) considered**

7.1. The Executive could decide not to proceed with the proposal. This is not

recommended as it would not deliver the benefits set out in section 5.

8. Background

8.1. N / A