

## **Commercial Property Disposals - Land at Lakefields, West Coker**

*Executive Portfolio Holder:* Councillor Ric Pallister, Strategy and Policy  
*Strategic Director:* Vega Sturgess, Operations and Customer Focus  
*Assistant Director:* Donna Parham, Assistant Director (Finance & Corporate Services)  
*Lead Officers:* Diane Layzell, Senior Land & Property Officer  
*Contact Details:* [diane.layzell@southsomerset.gov.uk](mailto:diane.layzell@southsomerset.gov.uk) or 01935 462058

### **Purpose of the Report**

The purpose of this report is to recommend that District Executive agree to the leasehold transfer of land at Lakefields, West Coker to the Parish Council, to facilitate a much needed residential parking area.

### **Public Interest**

At the time of the District Councils Housing Stock transfer back in 1998/99, a section of land at Lakefields, West Coker was retained by the District Council. Part of the verge was included in the Housing Stock transfer as it provided residential parking to the local residents. The provision of off-road parking at Lakefields is lacking and the Parish Council, in conjunction with Yarlington Housing Group, are looking to bring forward a residential parking scheme to meet this need. The District Council land has been identified as suitable for this purpose and it is proposed to transfer the land to the Parish Council for this purpose.

### **Recommendations**

That District Executive approve:

1. the leasehold transfer of Council land at Lakefields, West Coker to the Parish Council for 175 years for £1 per annum i.e. less than best consideration;
2. the lease will restrict the use to that of residential parking only;
3. the Parish Council will be responsible for all legal and professional costs incurred as a result of this transaction

### **Background**

In 1998/99 the District Council transferred its housing stock to South Somerset Homes, now Yarlington Housing Group, but retained many areas of grassland. One section of land which was retained is an area of grassland at Lakefields, West Coker.

There is already a residential parking area adjacent to the verge but this no longer meets the growing needs of the local residents for off road parking. This has resulted in more cars parking on the narrow roadways and restricting potential access for emergency vehicles.

The land houses many services and was recently used by Wessex Water as a compound whilst they conducted essential works on the mains and sewer.

### **Report**

The land consists of a large flat grassed area with a grass bank along one side from Lakefields to the road below. As part of the Housing Stock transfer, the small residential parking area created

within this verge was transferred to Yarlington Housing Group. There is an off road parking shortfall in Lakefields which has forced more cars to park on the narrow roads restricting potential access for emergency vehicles.

The Parish Council, in response to this need, has approached SSDC with the view of utilising this to provide additional off road parking. They have the support of Yarlington who will provide the expertise needed to create this parking area. Therefore, it is proposed to transfer the land to West Coker Parish Council at less than best consideration.

A consultation was submitted which resulted in 100% support from the Portfolio Holder, Senior Management, Officers and Ward Members.

The transfer will be in line with the Councils Asset Transfer criteria and the Parish Council has been offered:

- 1) a lease of the land
- 2) term of 175 years
- 3) the use would be restricted to that of residential parking only
- 4) that they would pay the Councils legal and professional costs incurred as a result of the transfer

The Land and Property Officer has recently received confirmation from the Parish Clerk that the terms are acceptable to its members and is now seeking consent to the Asset transfer.

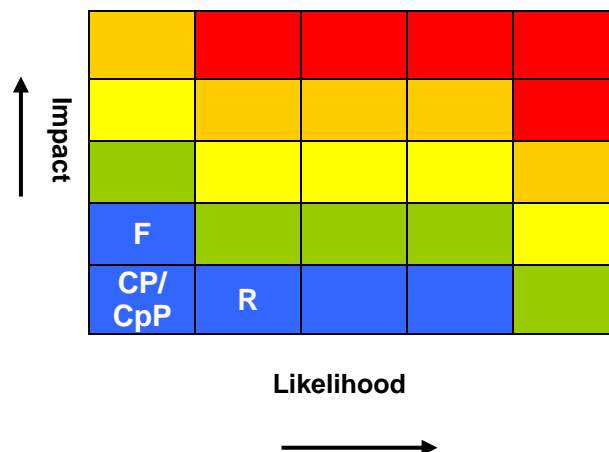
SSDC's valuer has assessed the leasehold value of the land, with restricted use to that of residential parking, at £5,000 per annum. It should be noted that this income is only achieved because of the change of use and the land in its current condition generates no income and has a value of £1.

### Financial Implications

If Members agree to the leasehold transfer of this land for £1 (at less than best consideration) SSDC would be foregoing potential income of £5,000 per annum. However, the income is only achieved by the change of use and, currently, the site generates no income and has an ad-hoc maintenance liability.

Further financial details are attached in the asset sale disposal form.

### Risk Matrix



## Key

Categories	Colours <i>(for further detail please refer to Risk management strategy)</i>
R = Reputation	Red = High impact and high probability
CpP = Corporate Plan Priorities	Orange = Major impact and major probability
CP = Community Priorities	Yellow = Moderate impact and moderate probability
CY = Capacity	Green = Minor impact and minor probability
F = Financial	Blue = Insignificant impact and insignificant probability

## Corporate Priority Implications

Delivering Well-Managed Cost Effective Services.

- Provide even better value for money from our services

## Carbon Emissions and Climate Change Implications

There would be no impact to Carbon Emissions as the land use would have little or no additional impact on the surrounding area.

## Equality and Diversity Implications

The land will be transferred to the Parish Council who have local residents asking for additional residential parking in Lakefields. The transfer of this land will benefit the residents of Lakefields and reduce the risk to residents needing assistance from the emergency services.

## Background Papers

Valuers report



# ASSET SALE APPRAISAL FORM - ONE

## Section 1

Name of Asset to be Sold	Project No.
<b>Asset to be disposed of:-</b> Land at Lakefields, West Coker <b>Lead Officer:</b> Diane Layzell, Senior Land and Property Officer	

## Section 2

Reason for Sale
There is no strategic need for retention by SSDC and this transfer passes the land into local control and management <b>Meets Corporate Priority:</b> <ul style="list-style-type: none"><li>• Deliver well managed cost effective services valued by our customers</li></ul>

## Section 3

Income From Sale	
Gross Income from Sale	£ 1.00
Less Cost of Sale e.g. valuation fee	£ 0
Net Income (cost)	£ 1.00

## Section 4

Loss of Rental or Other Income						
	Mgmt Code	2015/16 £	2016/17 £	2017/18 £	2018/19 £	2019/20 £
Rental Income		0	0	0	0	0
Other Income		Nil	Nil	Nil	Nil	Nil

## Section 5

Savings in Costs (annual)
Regular maintenance and grass cutting of the area in question

**Section 6**

	<b>Savings in Costs - one off (i.e. urgent major repairs required)</b>
	None

**Section 7**

	<b>Financial Analysis – Revenue</b>				
	2015/16 £	2016/17 £	2017/18 £	2018/19 £	2019/20 £
Interest from receipt	(0)	(0)	(0)	(0)	(0)
Loss of Income	0	0	0	0	0
Savings in Expenses					
- Salaries					
- Repairs & Maintenance	Nil	Nil	Nil	Nil	Nil
- Other					
Total Revenue Cost / (Net saving)	0	0	0	0	0

**Section 8**

	<b>Scheme Evaluation by Management Team</b>

**Section 9**

	<b>Stage of Project (i.e. Feasibility)</b>
	N/A

**Section 10**

	<b>Expected Completion Date</b>
	It is expected that the transfer will complete by the end of the current financial year