

Notification of an Urgent Executive Decision: The transfer of two sections of SSDC land needed to conclude the Horsey Roundabout improvements, Yeovil by 30 November 2015

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Purpose of the Report

The purpose of this report is to note the urgent decision taken under Part 3, section 6(4) and Part 4, paragraph 34.1 of the Council's Constitution (May 2015 version), to agree to the land transfer of two sections of the Council's land, at Brunswick Street Car Park and Hendford Hill in Yeovil, to Somerset County Council in order to enable them to conclude Highways Horsey Roundabout, footpath and cycleway improvement.

Forward Plan

This report has not appeared on the District Executive Forward Plan as the negotiations were not concluded until 19 November 2015 and the urgency is due to the need for contractors to be on site as soon as possible to avoid delays in opening the traffic lane for access to the Town Centre as soon as possible. Delaying the report until the District Executive meeting would mean that work would need to stop on site until the decision was made.

Public Interest

Highways improvements to Horsey Roundabout are currently underway with Hendford Hill and Brunswick Street currently closed. As part of these improvements a section of the District Council's car park at Brunswick Street is needed. This report covers the internal policies and procedures the Council are undertaking in order to aid Highways with their scheme requirements.

Recommendation

To note that, according to the provision of Part 3 Section 6(4) and Part 4, paragraph 34.1 of the Constitution, the Acting Chief Executive, in consultation with the Leader of the Council and the Portfolio Holder for Asset Management agreed to make an urgent decision to authorise the freehold transfer of the areas identified on the plan, coloured red, to Somerset County Council for the consideration payment of £15,000. Somerset County Council will pay the District Council's legal and professional costs incurred as a result of this transaction and that the land to be transferred to Somerset County Council will include the newly constructed boundary wall.

Background to the land requirements.

Since 1 September 2015, Somerset County Council have been conducting roundabout improvements which have resulted in the road closures at Hendford Hill and Brunswick Street. As part of these improvements, two sections of Council land were identified as being

needed to facilitate the works. The majority of SSDC land needed forms part of the Brunswick Street Car Park and is situated on the corner of our Brunswick Street and the entrance road to Goldenstones and the Country Park. The transfer of this land will result in the loss of approximately 2 car parking spaces.

The second section of SSDC land needed is a small section amenity land at our access out onto Hendford Hill. Both areas of land have been coloured red on the attached plans, an additional plan giving a more detailed representation of the works on the Brunswick Street Car Park has also been included.

The Councils "in principal" decision to this land transfer was obtained via the Land and Property internal consultation process in July 2015. Officers have been in discussions with Somerset County Council since with the District Valuer being instructed in August 2015 to conclude the land value negotiations. The consideration payment was agreed on 19 November 2015 at £15,000 and Somerset County Council will also pay the District Councils legal and professional costs incurred during these negotiations.

Unfortunately, to conclude the works within the road closure timeframe and to avoid any further disruption to motorists using this route, Somerset County Council need immediate access and it is proposed to allow this to happen before the legal works have been concluded.

As part of the land transfer, the newly constructed Boundary Wall will be included in the land transfer to Somerset County Council, passing any future maintenance liabilities to them in the future.

Financial Implications

By approving this land transfer, the Council would receive a net capital receipt of £15,000, which will be released for other capital projects. If the sum were invested it would earn an average of £525.00 per annum over the longer term.

The District Councils' legal and professional costs will be recovered from Somerset County Council.

Reason for urgency

The Horsey Roundabout improvements are scheduled to finish and the road reopened on Monday 30 November 2015. Due to the length of time it has taken to conclude the negotiations, in order to meet this deadline Somerset County Highways need to commence work on site this week (week beginning 23 November 2015). Any delays will result in the road closures extending and additional future disruption in the lead up to the Christmas shopping period. Once concluded, the works should result in significant improvement in traffic management as well as provide improvement pedestrian and cycle routes in this area of the town
