

Decision to be taken by Portfolio Holder

Transfer of Land at Blackdown View, Ilminster

Executive Portfolio Holder: Tim Carroll, Finance and Spatial Planning

Lead Officer: Diane Layzell, Senior Land and Property Officer

Contact Details: diane.layzell@southsomerset.gov.uk or (01935) 462058

Purpose of the Report

To inform Members of the Portfolio Holder for Finance and Spatial Planning (including Asset Management) and the Assistant Director, Finance and Corporate Services decision under delegated powers to transfer, under lease, a section of land at Blackdown View, Ilminster to Yarlington Housing Group.

Recommendations

That the Portfolio Holder, in consultation with the Assistant Director (Finance and Corporate Services), agree:

- 1) To transfer, under a lease of 125 years, an island of land at Blackdown View, Ilminster to Yarlington Housing Group for the provision of much needed off road parking. The lease will be at a peppercorn rent (£1).
- 2) To transfer all the island and existing parking bays to Yarlington Housing Group relinquishing SSDC from any future maintenance liability.
- 3) That Yarlington Housing Group pay all the Council's legal and professional fees incurred as a result of this request.

Background

At the time of the housing stock transfer, SSDC retained sections of grassland without our residential estates. The island of land identified in the attached plan was one of the areas returned by SSDC.

This has a large mix of 3 and 4 bedroomed houses and with the increase in motor vehicles per household there is a shortage of off road parking. In certain places within the estate this can cause access issues for the emergency services and waste collection teams.

Yarlington have a large number of tenant affected and would like to create additional parking but currently do not have the land in order to achieve this.

Report

There is an increased problem with on road parking throughout Blackdown View in Ilminster. There is one crescent of houses which is harder hit as the roadways are slightly narrower.

The Local residents who surround the area in question have been concerned for some time that the increase on road parking could restrict or hinder emergency vehicle access to their properties. Part of the island in SSDC ownership already provides off road parking in the form of a layby on one side.

As Yarlington have a number of tenants in the area they are keen to complete a project to facilitate more off road parking. Unfortunately they do not have land in order to deliver this and have approached SSDC for part of the island.

The request has been considered via the land and property consultation process and, whilst those consulted were supportive of the project, they were keen to transfer all SSDC's land and the existing parking bays. This would relinquish SSDC from any future maintenance or liabilities related to this land in the future.

Yarlington have agreed to the conditions proposed by the consultation group and are keen to progress with the lease.

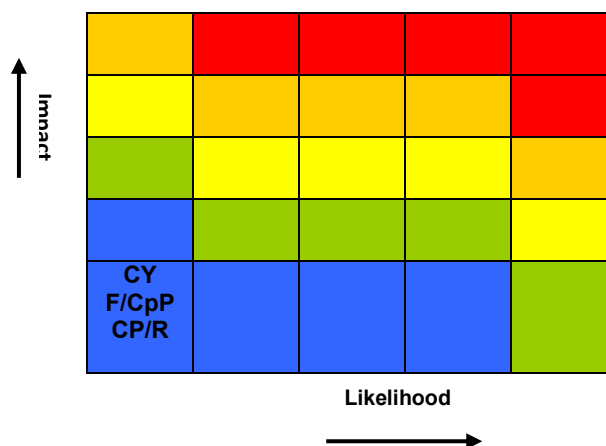
There are some mature trees on the island which will be protected via clauses within the agreement and removal can only be with SSDC's consent and subject to suitable replacements being planted.

The District Valuer has valued the site with its continued use and additional off road parking bays at £8,000. The value of the land will be SSDC's contribution towards the scheme with the transfer to Yarlington being a peppercorn (£1)

Financial Implications

By agreeing to the transfer of the land to Yarlington at a peppercorn SSDC would be foregoing £8,000 of rental income. The Council would also receive a capital receipt of approximately £8,000, which will be invested to earn interest of £240.00 per annum over the longer term. Although this is less than the income earned there are environmental considerations to take into account as part of the disposal.

Risk Matrix



Key

Categories	Colours (for further detail please refer to Risk management strategy)
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

Implications for Corporate Plan

Meets Corporate Focus Four – Ensure safe, sustainable and cohesive communities:

- Assisting with the provision of additional off road parking to help alleviate access issues from emergency vehicles and waste collection

Meets Corporate Focus Five – well managed, cost effective services as SSDC are already conducting the maintenance and repairs on land it does not own:

- Ensure all the property SSDC holdings have a strategic reason for retention and the disposal will help to achieve budget savings.