

SUBJECT: TO DECLARE SURPLUS TO REQUIREMENTS AND SEEK CONSENT FOR THE DISPOSAL OF APPROX. 36 ACRES OF AGRICULTURAL LAND

MEETING: Cabinet

DATE: 4th July 2018

DIVISION/WARDS AFFECTED: Trellech United

1. PURPOSE:

The purpose of this report is to declare surplus to requirements circa 36 acres of agricultural land and seek consent for its disposal

2. RECOMMENDATIONS:

- 2.1 - That the asset known as Trellech 2/3/8, encompassing circa 36 acres of land between Llanishen and Trellech be declared surplus following the land being handed back the Council earlier this year.
- 2.2 - That consent be given for the land to be disposed of on the open market by the Council's Estates Team.
- 2.3 - That consent is given for the Estates Manager, in consultation with the Cabinet Member for Resources, to agree the method of disposal and any other related matters in relation to this disposal.
- 2.4 - That the budgets set out below are made available to fund the necessary costs of the disposal of the land.

3. KEY ISSUES:

- 3.1 - Following the vacation of the land by the previous tenant in Spring 2018 the land is currently being held by the Estates Department as land in hand.
- 3.2 - No internal use has been identified following consultation in line with the Council's Disposal Policy and as a result we would like to declare the land surplus to requirements.
- 3.3 - Provided the land is declared surplus to requirements, it would then be offered for sale on the open market, in order to generate the greatest possible capital receipt for the Council.
- 3.4 - In order to fund the holding and disposal costs following the land being declared surplus, the budgets outline below are allocated.

4. OPTIONS APPRAISAL

- 4.1 - Declare the land surplus and dispose of the land for the greatest capital receipt, this is the preferred option in order for the capital receipt to support the 21st Century Schools programme
- 4.2 - Retain the land and re-let - This has been considered alongside the potential revenue income that is foregone by selling the land. Having reviewed the matter, taking account of

the need to fund the 21st Century Schools programme disposal is considered the best option.

5. EVALUATION CRITERIA

An evaluation assessment has been included at Appendix A for future evaluation of whether the decision has been successfully implemented.

6. REASONS:

6.1 - The disposal of the land will generate a capital receipt for the Council which will in turn help fund the 21st Century School's programme

7. RESOURCE IMPLICATIONS:

7.1 - As part of this decision we ask that a budget of £3,000 be made available from the Fixed Asset Disposal cost centre to meet any costs incurred in the course of the transaction.

7.2 - As part of this decision we ask that a budget of £2,000 be made available from FO47 revenue costs to fund any holding costs incurred by Estates.

7.3 - A capital receipt will be received from the sale of the property to contribute towards the 21st Century Schools programme.

7.4 - The Council Estates Team and Legal Services and Land Charges team will manage the transaction following advertisement of the land on behalf of the Council by an appointed agent.

8. WELLBEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING AND CORPORATE PARENTING):

This decision does not impact on the delivery of any service or the provision of any service by the Council and therefore, while the implications have been considered a full assessment is not needed.

9. CONSULTEES:

SLT

All Cabinet Members

Local Ward Member - Cllr D Blakebrough

Estates Manager - Ben Winstanley

Monitoring Officer - Robert Tranter

Legal Services - Joanne Chase

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10. BACKGROUND PAPERS:

Location Plan - 1:10,000 scale

11. AUTHOR: Gareth King MRICS - Principal Estates Surveyor

12. CONTACT DETAILS:

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Evaluation Criteria – Cabinet, Individual Cabinet Member Decisions & Council

Title of Report:	TO DECLARE SURPLUS TO REQUIREMENTS AND SEEK CONSENT FOR THE DISPOSAL OF APPROX. 36 ACRES OF AGRICULTURAL LAND
Date decision was made:	4TH July 2018
Report Author:	Gareth King - Principal Estates Surveyor

What will happen as a result of this decision being approved by Cabinet or Council?

What is the desired outcome of the decision? - That the land be declared surplus and sold.
What effect will the decision have on the public/officers? - No services will be affected by this decision

12 month appraisal

Was the desired outcome achieved? What has changed as a result of the decision? Have things improved overall as a result of the decision being taken?

What benchmarks and/or criteria will you use to determine whether the decision has been successfully implemented?

Think about what you will use to assess whether the decision has had a positive or negative effect:
Has the capital receipt for the sale been received
Has owners transferred to the new owners.

12 month appraisal

Paint a picture of what has happened since the decision was implemented. Give an overview of how you fared against the criteria. What worked well, what didn't work well. The reasons why you might not have achieved the desired level of outcome. Detail the positive outcomes as a direct result of the decision. If something didn't work, why didn't it work and how has that effected implementation.

What is the estimate cost of implementing this decision or, if the decision is designed to save money, what is the proposed saving that the decision will achieve?

A total of £5,000 is requested for the management of the asset and the disposal (provided consent is given).

12 month appraisal

Give an overview of whether the decision was implemented within the budget set out in the report or whether the desired amount of savings was realised. If not, give a brief overview of the reasons why and what the actual costs/savings were.

Any other comments