

**NORTH SOMERSET COUNCIL
DECISION**

2016/17 scheme



DECISION OF SECTION 151 OFFICER OF THE COUNCIL,
CORPORATE SERVICES DIRECTORATE

DECISION NO: CSD45

**SUBJECT: ALLOTMENTS, OPEN SPACE AND SCOUT PREMISES BETWEEN
HANNAH MORE ROAD AND ENGINE LANE, NAILSEA**

BACKGROUND:

The area of land shown edged red on the attached plan is owned by the Council and was leased to Nailsea Town Council for a period of 28 years from November 1983 for use as allotments, play area and public open space for a nominal rent. The Town Council sub-let the blue shaded parcel to the Nailsea scout group for a peppercorn rent on which the scouts erected their scout hall.

Following lengthy negotiations after the expiry of the original leases terms have been agreed as follows:

1. The blue shaded area of land to be transferred freehold to the scout organisation for the consideration of £10,000 subject to restrictive covenants preventing the land being used other than for scouting purposes or ancillary fund raising or community uses. The sale will also overage arrangements in favour of the council should alternative use ever be approved in the future
2. The remaining part of the red edged land to be leased to Nailsea Town Council for a period of 25 years at a peppercorn rent for use as allotments and public open space/play area

The Council's reasonable legal costs will be met by the other party in each transaction.

DECISION:

That officers proceed to transfer the blue shaded land to the scout organisation and to grant a new lease of the remainder of the red edged land to Nailsea Town Council on the terms reported above

Reasons:

To secure the continued good estate management of the land whilst generating a capital receipt

Other Alternatives Considered:

The alternative of continuing to lease the whole area to the Town Council rather than releasing the blue parcel to the scout organisation for purchase was considered but dismissed as it would not generate a capital receipt

Financial Implications:

The decision is within the relevant budget of the Directorate (including phased capital budget) and the relevant revenue & capital budget, and the Directorate's overall budget is not projecting an overspend.

Implications for Future Years:

As above

Signed: 
Section 151 Officer, North Somerset Council

Dated:108/05/16.....