

Is the final decision on the recommendations in this report to be made at this meeting?

Yes**Disposal of Land at Parkwood Parade**

Final Decision-Maker	Policy and Resources Committee
Lead Director or Head of Service	Paul Riley
Lead Officer and Report Author	Lucy Stroud
Classification	Non-exempt
Wards affected	Parkwood

This report makes the following recommendations to the final decision-maker:

1. To agree to dispose the open space land outlined in red on the attached plan.

This report relates to the following corporate priorities:

- Great Opportunity
- Great Place

Timetable

<i>Meeting</i>	<i>Date</i>
Policy and Resources	21 st October 2015

Disposal of Land at Parkwood Parade

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 The Council has been approached by Golding Homes with a request to purchase areas of open space land at Parkwood Parade in order to facilitate Phase 3 of the redevelopment of social housing in Parkwood.
 - 1.2 In order for Golding Homes to achieve the number of social housing units they require on the site, it is necessary to include areas of land that are currently owned by the Council.
 - 1.3 To dispose of the land, it has been declared surplus to operational requirements and the intention to dispose publically advertised. A recommendation to dispose is now being made to the Policy and Resources Committee to make the final decision.
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2. INTRODUCTION AND BACKGROUND

- 2.1 Golding Homes are redeveloping the majority of the social housing in Parkwood, and part of this work includes the redevelopment of Parkwood Parade.
 - 2.2 In order to maximise the redevelopment opportunity at this location, Golding Homes would like to purchase some areas of open space currently owned by the Council. These areas are shown outlined in red on the site plan attached as Appendix I.
 - 2.3 The areas of open space are grass verges adjacent to an existing parade of shops, and are currently managed by the Council's grounds maintenance team. The total area of open space to be disposed of is 1,985 square metres.
 - 2.4 The land has been has been declared surplus by the Heritage, Leisure and Cultural Committee following consideration of a report by the Parks and Leisure Manager
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3. AVAILABLE OPTIONS

- 3.1 The Policy and Resources Committee could decide to not dispose of the land and retain it as part of the Council's open space provision. This would allow the Council to control some small areas of grass verge in an urban area, but would prevent the proposed development of social housing and realise fewer properties on the site.

- 3.2 This is not recommended because the redevelopment of Golding Homes property in Parkwood is essential to providing quality social housing in the Borough and retaining ownership of the grass verges would reduce the amount of homes being built.
 - 3.3 The Policy and Resources Committee could decide to dispose of only the land essential to the redevelopment of Parkwood Parade, which would still allow the desired amount of social housing to be built and retain open space areas around the development.
 - 3.4 Retaining some of the open space would make future maintenance of the land overly complicated as it would be shared between Golding Homes and the Council. It is not recommended that this option is taken because the retained land would not be landscaped to the specification of the new development, and would detract from the quality of the development.
 - 3.5 The Policy and Resources Committee could decide to dispose of the land, relieving the Council of the maintenance responsibility and facilitating the full development potential of the Parkwood Parade site for social housing.
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4. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

- 4.1 It is recommended that the Policy and Resources Committee agree to dispose of all the land outlined in red on the attached plan to Golding Homes.
- 4.2 The Heritage, Culture and Leisure Committee declared the land surplus and agreed to the land being publically advertised for disposal pursuant to Section 123 of the Local Government Act 1972. No objections were received in response to the advert.
- 4.3 Harrisons Surveyors entered into negotiations on behalf of the Council and have agreed a purchase price of £10,000 for the freehold transfer of the land.
- 4.4 Sale of the land at Golding Homes will relieve the Council of maintenance commitments, facilitate the development of social housing and produce a capital receipt.

5. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

- 5.1 No objections were received to the public notice and the Heritage, Culture and Leisure Committee has declared the land surplus.
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6. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

- 6.1 If the recommendations have been agreed by the Policy and Resources Committee, the Property Officer will instruct the Legal Services Partnership to draft transfer documents.
- 6.2 Transfer documents will be sent to Golding Homes legal representatives and freehold transfer of the land will be completed on receipt of the purchase monies.

7. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	This report supports the priority Keeping Maidstone Borough an attractive place for all.	Parks and Leisure Services Manager
Risk Management	There are no material risks arising from this report	Parks and Leisure Services Manager
Financial	The recommendations will result in a small saving in maintenance costs for MBC and a minor capital receipt.	Chief Accountant
Staffing	There are no staffing implications arising from this report	Parks and Leisure Services Manager
Legal	There will be legal implications arising from the land being transferred freehold to Golding Homes. The Council is required to obtain best consideration for the disposal. The payment of an open market value for the property by the purchaser satisfies this to a degree but it is recommended that the transfer to the purchaser contains an overage in the event that the purchaser disposes of the property in the future.	Head of Legal Services
Equality Impact Needs Assessment	There are no implications arising from this report	Parks and Leisure Services Manager
Environmental/Sustainable Development	The recommendations enable the delivery of housing in the borough	Parks and Leisure Services Manager
Community Safety	There are no implications arising from this report	Parks and Leisure

		Services Manager
Human Rights Act	There are no implications arising from this report	Parks and Leisure Services Manager
Procurement	There are no implications arising from this report	
Asset Management	Assets and the associated liabilities will be transferred away from MBC	Parks and Leisure Services Manager

8. REPORT APPENDICES

The following documents are to be published with this report and form part of the report:

- Appendix I: Site plan

9. BACKGROUND PAPERS

- Heritage, Leisure and Culture Committee Decision