



REPORT TO:	Councillor Henry Bingham, Portfolio Holder for Assets and Strategic Planning.
REPORT OF:	Assistant Director - General Fund Assets
REPORT AUTHOR:	Marc Whelan, Strategic and Operational Property Manager
SUBJECT:	Purchase of land at Clubhurn Lane, Surfleet.
PURPOSE:	To publish a Portfolio Holder decision to acquire the land subject to this report.
KEY DECISION:	<i>N</i>
WARD(S) AFFECTED:	Surfleet
EXEMPT REPORT?	<i>N</i>

SUMMARY:

This report sets out the decision to purchase a windfall parcel of amenity land adjacent to Belnie Meadows, Surfleet, that was acquired by the Council in May 2023. This parcel of land is measured at 0.274 of an acre and is adjacent to Clubhurn Lane.

The decision to purchase the parcel of land, edged red at Figure 1, will significantly enhance access and egress to the main asset (highlighted green) as well as much better protecting the Council's existing land from the risk of anti-social behaviour and fly tipping.

RECOMMENDATIONS

To purchase the freehold of the land at Clubhurn Lane, Surfleet, as edged red at Figure 1 within this report, for £10,000 with title absolute.

REASONS FOR RECOMMENDATIONS

Acquisition will significantly enhance access and egress opportunity to the Council's existing Belnie Meadows asset as well as much better protecting the Council's existing land from the risk of anti-social behaviour and fly tipping. It will enable wider biodiversity development of the main site where the ambition is to initiate the wider project of woodland and country park.

OTHER OPTIONS CONSIDERED

Not to purchase the land – this would not seize this windfall opportunity to secure enhanced access and egress to the Council's asset would leave the Council's existing land holding more vulnerable to fly tipping and other ASB – Not Recommended.

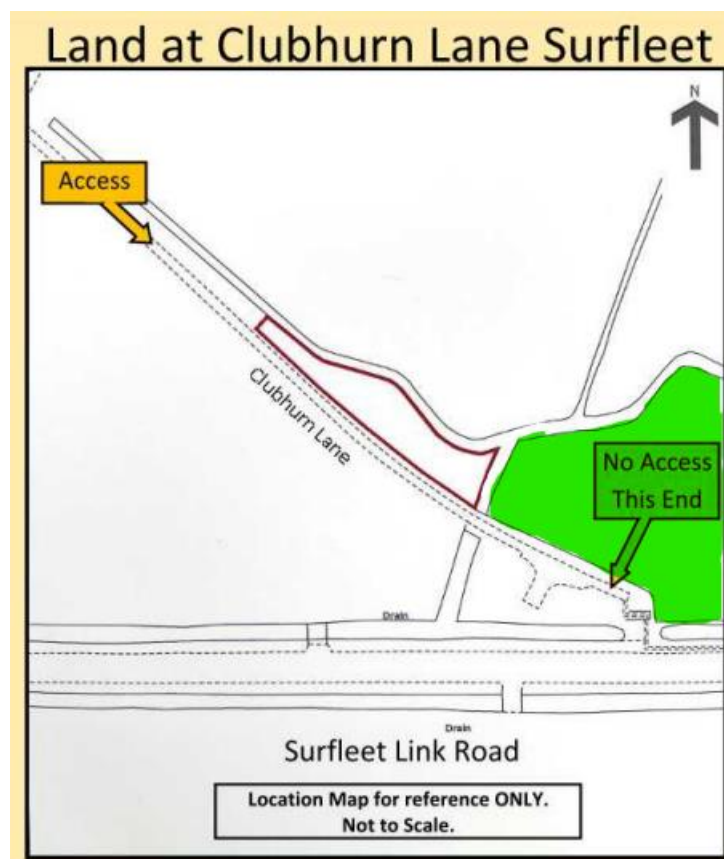
1. BACKGROUND

- 1.1 Belnie Meadows was purchased by SHDC in May 2023; it is a strategically important biodiversity site for South Holland where the ambition is to open up green space for residents with the potential to form a new country park and enhancing local biodiversity.

2. REPORT

- 2.1 This reports recommends acquisition of a 0.274 acre block of amenity land at Clubhurn Lane, Surfleet that will be fenced and used as amenity storage subject to any consents necessary. The land is edged red in the plan at Figure 1, with the Council's existing holding highlighted green.

Figure 1 – Land Subject to Acquisition.



- 2.2 Acquisition of this land significantly enhances access and egress opportunity to the Meadows and better protects against the risk of fly tipping and other anti-social

behaviour. The land has been valued by a suitably qualified Registered Valuer whose opinion of its value, taking into account marriage value is £10,000.

3. CONCLUSION

3.1 Officers recommend progressing to acquisition for the reasons set out herein.

4. EXPECTED BENEFITS TO THE PARTNERSHIP

4.1 Acquisition will enhance the Partnerships ability to grow its biodiversity footprint and support a number of objectives within its climate change strategy.

5. IMPLICATIONS

5.1 SOUTH AND EAST LINCOLNSHIRE COUNCIL'S PARTNERSHIP

5.1.1 More land holding for biodiversity.

5.2 CORPORATE PRIORITIES

5.2.1 Your Place - 'Create further outdoor spaces and new woodlands to enhance the natural environment and to encourage our communities to have active lifestyles'.

Your Health and Well-Being - 'Lead and support activities, partnerships and recommend interventions to help address key local health and wellbeing issues such as mental health, housing health and care and increasing physical activity'

5.3 STAFFING

5.3.1 Acquisition is being dealt with by existing Council staff resource, using external legal and valuation support to effect all necessary due diligence.

5.4 CONSTITUTIONAL AND LEGAL IMPLICATIONS

5.4.1 Section 123 of the Local Government Act 1972 provides for local authorities to buy and sell land and buildings based on best consideration principles. The land has been valued at the purchase price by a suitably qualified and experienced Registered Valuer.

5.5 DATA PROTECTION

5.5.1 None.

5.6 FINANCIAL

5.6.1 £10,000 for the land acquisition and £2,258.60 for legal fees and taxes, to be resourced from the Council's approved Capital Acquisitions Budget with financing updated for this scheme to be updated to Capital Receipts Reserve.

5.7 RISK MANAGEMENT

5.7.1 None other abortive legal fees in the event the matter doesn't proceed, the reputation of the Council should be enhanced by securing land to support delivery of its corporate objectives.

5.8 STAKEHOLDER / CONSULTATION / TIMESCALES

5.8.1 None.

5.9 REPUTATION

5.9.1 Acquisition should have a positive impact on the Council's as being a Council that is actively investing land to support biodiversity and increasing access to green open spaces for residents.

5.10 CONTRACTS

5.10.1 Ready to be progressed to freehold purchase of title absolute.

5.11 CRIME AND DISORDER

5.11.1 No immediate implications but consideration to Fly tipping and ASB is a lessor risk by purchasing the land.

5.12 EQUALITY AND DIVERSITY/ HUMAN RIGHTS/ SAFEGUARDING

5.12.1 None.

5.13 HEALTH AND WELL BEING

5.13.1 To support increased biodiversity and access to quality open spaces by residents.

5.14 CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

5.14.1 Developing the site and properly planting our will process more CO2 than happens currently.

5.15 LINKS TO 12 MISSIONS IN THE LEVELLING UP WHITE PAPER

MISSIONS	
This paper contributes to the follow Missions outlined in the Government's Levelling Up White paper.	
Living Standards	None
Research and Development	None
Transport Infrastructure	None
Digital Connectivity	None
Education	None
Skills	None
Health	None
Wellbeing	<i>To create an area that will enhance biodiversity and increase resident access to quality open space.</i>
Pride in Place	<i>Ensure the area into Spalding and Surfleet provides a quality and accessible environment.</i>
Housing	None
Crime	None
Local Leadership	None

6. ACRONYMS

6.1 SHDC – South Holland District Council.

<p>APPENDICES</p> <p>None.</p>
<p>BACKGROUND PAPERS</p> <p>Clubhurn Lane Valuation Report – available from General Fund Assets Team.</p>
<p>CHRONOLOGICAL HISTORY OF THIS REPORT</p>

A report on this item has not been previously considered by a Council body.

REPORT APPROVAL

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Signed off by:

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Approved for publication:

Councillor Henry Bingham, 26 October 2023.