

21 January 2015

Asset & Enterprise Committee

Tower Hill & Vaughan Williams Way

Report of: *John R Parling, Strategic Asset Manager*

Wards Affected: *None*

This report is: *Public*

1. Executive Summary

- 1.1 A report was submitted to the Environment Committee on the 16 September 2014 by the Head of Street Scene which related to an alley way at Tower Hill and a verge along Vaughan Williams Way. The former is a private alley way and the latter is an area of soft landscaping which was transferred to the Council with a commuted sum by the original developers.
- 1.2 The Environment Committee resolved to:-
- Invite members to consider taking on the maintenance at Vaughan Williams Way and the alley way at Tower Hill, with both being the subject of budget bids for 2015/16 onwards.
 - Agree that all future requests to adopt, or purchase, private land are referred to the Assets & Enterprise Committee for discussion.
- 1.3 The Chair also requested that an investigation be undertaken by the Asset and Enterprise Committee on the pockets of land within the Borough that have no acknowledged ownership.
- 1.4 It is recommended that the Environment Committee is advised that any proposal or request to consider the acquisition of land not in the Councils should be consistent with the Asset Acquisition Policy. Also, that unless the land provides either a revenue stream or is regarded as a strategic acquisition the purchase/adoption of the subject land is unlikely to be supported.

2. Recommendations

2.1 That the Environment Committee is advised that any requests for the Asset & Enterprise Committee to consider acquisition or adoption of land should follow the process as set out in the Asset Acquisition Policy.

2.2 That the Environment Committee advised that the acquisition of the alley way at Tower Hill does not comply with the Asset Acquisition Policy and that any costs relating to the maintenance or the protection of the verge at Vaughan William Way should be met from the commuted sum received from the original developer or met by a budget bid.

3. Introduction and Background

3.1 The report to the Environment Committee on 16 September 2014 identified several important issues;

- To adopt private land for amenity reasons will incur costs to the Council which may not be recoverable , and
- To adopt private land could set a precedent.

3.2 The Chair of the Environment Committee was recorded in the minutes of the meeting requesting that an investigation should be undertaken by the Asset & Enterprise Committee on the pockets of land within the Borough that have no acknowledged ownership

3.3 To achieve this request would require additional resource and budget to undertake and consequently is not feasible. The Strategic Asset Manager, however, would be prepared to maintain a register of such land on a reactive basis and undertake investigations on a priority basis.

4. Issue, Options and Analysis of Options

4.1 The Asset Management Strategy 2014/15 outlines a change in the way that the Council's assets are managed. It puts forward a comprehensive and coordinated structure and implementation solutions to ensure that the Council's asset portfolio is efficiently and effectively managed to ensure best use and to maximise revenue and capital receipts.

4.2 The suite of Asset Policies including Acquisitions, General Disposals and Disposals at less than Best Consideration provides additional guidance to members and other as to how the Council intends to manage its asset portfolio.

5. Reasons for Recommendation

5.1 Members need to ensure that best practice and transparency are maintained.

6. Consultation

6.1 None at this stage.

7. References to Corporate Plan

7.1 Corporate Plan 2013 –16, specifically:

- a) A Prosperous Borough
- b) Set planning policy that supports discerning economic growth and sustainable development
- c) Promote a mixed economic base across the Borough, maximising opportunities in the town centres for retail and balanced night time economy

8. Implications

Financial Implications

Name & Title: Jo-Anne Ireland, Acting Chief Executive

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8.1 None.

Legal Implications

Name & Title: Christopher Potter, Monitoring Officer and Head of Support Services

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8.2 None.

Other Implications (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

8.3 None.

9. Background Papers

9.1 16 September 2014 Environmental Committee – Tower Hill & Vaughan Williams Way

10. Appendices to this Report

10.1 None

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