

HERTFORDSHIRE COUNTY COUNCIL

CABINET

MONDAY, 19 FEBRUARY 2018 AT 2.00PM

**LAND AT FOXGROVE PATH, SOUTH OXHEY- TO CONSIDER THE
FUTURE OF THE LAND**

Report of the Director of Resources

Report Author: Sharon Roskilly, Senior Estates Officer
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Executive Member: David Williams, Leader of the Council (as responsible for
Resources, Property & the Economy portfolio)

Local Member: Joan King, South Oxhey & Eastbury

1. Purpose of report

- 1.1 To enable Cabinet to consider the future of the land at Foxgrove Path, South Oxhey.

2. Summary

- 2.1 The County Council holds the freehold title to the land at Foxgrove Path, South Oxhey, which comprises approximately 1.55 hectares (3.84 acres) of grazing land. An asset plan (number 00182501) is attached at Appendix 1.
- 2.2 The land was acquired as part of a portfolio of sites for new schools from the London County Council in 1958. Although acquired originally for education purposes, it has never been used for educational use.
- 2.3 The land is allocated within the Three Rivers District Council's Local Plan local plan for housing and a planning application has been submitted by the County Council for 49 new dwellings (including affordable housing). A decision on the application is expected shortly.

3. Recommendations

- 3.1 The Resources, Property and the Economy Cabinet Panel will consider a report on this item of business at its meeting on 14 February 2018. The Panel will be invited to recommend to Cabinet that Cabinet:-
- i) declares the land at Foxgrove Path, South Oxhey, as shown on the plan at Appendix 1 to the report, surplus to requirements and be disposed of.

- ii) delegates to the Director of Resources in consultation with the Leader of the Council (as responsible for the Resources, Property and the Economy portfolio) and the Executive Member for Environment, Planning and Transport the authority to agree the terms of the sale of the land and dispose of the land at Foxgrove Path, South Oxhey.
- 3.2. The Cabinet Panel's recommendation/s to Cabinet will be reported orally at the Cabinet meeting and circulated to Members in the Order of Business sheet.

4. Background

- 4.1 The land is currently part of the County Council's Corporately Managed Property Portfolio and subject to a yearly grazing licence. An aerial view of the land is attached at Appendix 2.
- 4.2 The land does not perform any current service use and is considered surplus to requirements. It is noted within the County Council's current Asset Management Plan as "not fit for purpose".
- 4.3 The options for the future of the land are to;
- a) Do nothing; the land continues to be managed and let for grazing;
 - b) To dispose of the land subject to a satisfactory planning permission consent and completion of all necessary approvals and pre-sale processes.
- 4.4 Option a) is not recommended due to the low value rental receipts and ongoing costs of management.
- 4.5 Option b) considers the sale of land, which with the benefit of outline planning permission consent for residential redevelopment which will yield a significant capital receipt.

5. Property Implications.

- 5.1 The County Council will be disposing of surplus land which is currently managed as part of the County Council's corporately managed estate and let on an annual grazing licence.

6. Financial Implications.

- 6.1 The County Council has and will continue to seek independent property and valuation advice regarding the disposal of the land at Foxgrove Path and will ensure compliance with section 123 of Local Government Act 1972 to ensure best consideration is received on disposal of the land.

- 6.2 This report should be read in conjunction with the accompanying Part II report which sets out existing and alternative use valuation detail.

7. Equality Act Implications

- 7.1 When considering proposals placed before Members it is important that they are fully aware of, and have themselves rigorously considered the Equality implications of the decision that they are making.
- 7.2 Rigorous consideration will ensure that proper appreciation of any potential impact of that decision on the County Council's statutory obligations under the Public Sector Equality Duty. As a minimum this requires decision makers to read and carefully consider the content of any Equalities Impact Assessment (EqIA) produced by officers.
- 7.3 The Equality Act 2010 requires the County Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. The protected characteristics under the Equality Act 2010 are age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion and belief, sex and sexual orientation.
- 7.4 An EqIA has not been completed at this stage of the process. This will remain under review although there are not any direct equality implications arising from this report.

Background Information

None.