

EAST LINDSEY DISTRICT COUNCIL EXECUTIVE DECISION NOTICE

1. Decision to be taken: Sale of ransom strip situated at the southern end of Spratt Close, Horncastle to facilitate Lincolnshire County Council's development of approx. 7.65 acres of unserviced light industrial land at £105,000.

Please note that the original EDN approval was granted on 6th Dec. 2019 to proceed on the basis of LCC developing 6 acres of land in return for a payment to ELDC of 80k.

A further EDN approval is now required as LCC now intends to develop a further approx. 1.65 acres an additional payment of 25k to ELDC is required as outlined in the attached valuation note and adopting the same valuation methodology.

2. This is a:

PORTFOLIO HOLDER SUPPORTED OFFICER DECISION

Note: This form should not be used for Key Decisions

3. The following is the decision making body or person:

Andrew Fisher, Assistant Director - Assets

After consultation with Councillor Richard Fry, Portfolio Holder for Finance

4. Financial implications from this decision have been communicated to the Portfolio Holder for Finance and the Leader? Yes

5. The decision was taken on: 18 September 2020

Note: - the above date to be completed by Democratic Services upon publication

6. Contact Officer and details: Mark Russell MRICS, Estates Surveyor
mark.russell@e-lindsey.gov.uk

7. List of documents submitted for consideration in relation to the matter in respect of which the decision is to be made:

Location plan, Valuation note.

8. Where the documents are held and where they can be obtained from (except exempt items) when they become available:

Property Services, Room 10 Tedder Hall.

9. The reason for the decision and other alternative options considered and rejected:

When Horncastle industrial estate was developed this access (ransom) strip of approx. 0.3 acres was retained as the key entrance to further land to be brought forward for an extension to the estate. The estate is now to be extended and it is fair and reasonable for ELDC to obtain a premium payment in order to release further land for development.

A refusal to sell the land at market value would stifle development with associated negative effects on business and employment growth. The extension land is in the ownership of LCC and it is appropriate for ELDC to assist in bringing the land forward for development where a need has been identified.

10. Declaration of any conflicts of interest of the decision making body or the individual:

None

11. Provide a note of any subsequent dispensations granted by the Head of Paid service:

N/A

12. Financial Implications of this Decision:-

Estimated cost:- £2,000 legal costs

Funded from:- Sale proceeds

N.B. Please enter names below, signatures will be retained as a hard copy and will not be published therefore should be provided on page 3 of this form:

13. This decision has been signed off by:

Adrian Sibley, S.151 Officer

Andrew Fisher, Assistant Director - Assets

Councillor Richard Fry, Portfolio Holder (Finance)