

<b>TITLE</b>	<b>Acquisition of Property (Toutley Cottage) to enable the North Wokingham Distributor Road</b>
<b>FOR CONSIDERATION BY</b>	The Executive on 27 October 2016
<b>WARD</b>	Emmbrook, Evendons, Norreys and Wescott
<b>DIRECTOR</b>	Graham Ebers, Director of Finance and Resources Josie Wragg, Interim Director of Environment
<b>LEAD MEMBER</b>	Malcolm Richards, Executive Member for Highways and Transport Anthony Pollock, Executive Member for Economic Development and Finance

## **OUTCOME / BENEFITS TO THE COMMUNITY**

Facilitates the route delivery of the North Wokingham Distributor Road (NWDR) required as traffic mitigation for the North Wokingham Strategic Development Location (NW-SDL).

## **RECOMMENDATION**

Executive is recommended to agree:

- 1) the voluntary acquisition of Toutley Cottage as set out in this report;
- 2) to approve a virement of £301k from the Winnersh relief road scheme;
- 3) to note that there is no impact on the ongoing scheme and design to the Winnersh Relief Road as a result of this virement.

## **SUMMARY OF REPORT**

The Executive at its meeting on 24<sup>th</sup> September 2015 approved the final route of the NWDR which indicated that Toutley Road would form the route between Old Forest Road and the Matthewsgreen development. This requires the acquisition of Toutley Cottage in order to construct the route. Voluntary acquisition is in the interest of the owner and his current tenant and reduces risk to the Council. There is no impact on the ongoing scheme and design to the Winnersh Relief Road as a result of this virement.

## Background

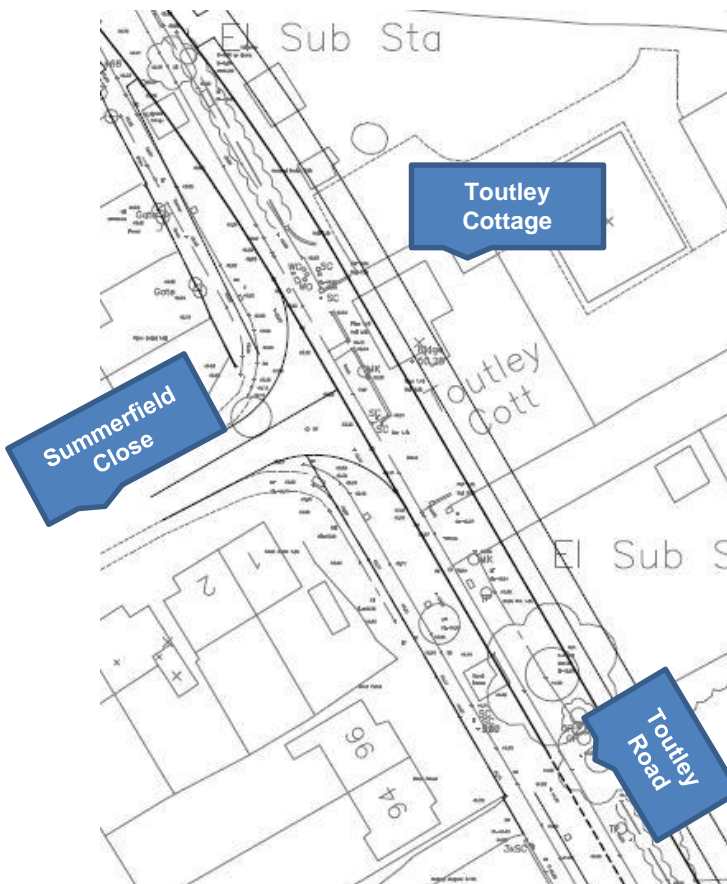
North Wokingham SDL was conceived in the 2010 adopted Core Strategy, which designated 1500 dwellings with associated infrastructure including traffic mitigation. Subsequently the Executive agreed that there should be a North Wokingham Distributor Road as the preferred transport solution.

The Executive at its meeting on 24<sup>th</sup> September 2015 approved the final route of the NWDR which indicated that Toutley Road would form the route between Old Forest Road and the Matthewsgreen development.

The Council is responsible for delivering the western section of Toutley Road and the proposed new highway alignment runs directly through Toutley Cottage. The owner of the cottage and the current tenant now face a future where the Council has committed to the demolition of the property and the owner has indicated a willingness to address this uncertainty sooner rather than later.

The Strategic Assets Manager was requested to progress a deal for consideration. This has been undertaken internally by the Council's acquisitions surveyor (RICS registered).

Other land is required for the Toutley Road section of the NWDR and discussions are on-going separately with those land owners.



Proposed NWDR route at Toutley Cottage

## Analysis of Issues

The approved route for delivery of the Toutley Road section of the NWDR includes the demolition of Toutley Cottage and in the interests of the owner and his tenant it is sensible to progress this acquisition now.

Financial information relating to the acquisition of the property can be found in the Part 2 sheet.

### FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

***The Council faces severe financial challenges over the coming years as a result of the austerity measures implemented by the Government and subsequent reductions to public sector funding. It is estimated that Wokingham Borough Council will be required to make budget reductions in excess of £20m over the next three years and all Executive decisions should be made in this context.***

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	As set out in the Part 2 sheet	Yes	Capital
Next Financial Year (Year 2)	0	-	
Following Financial Year (Year 3)	0	-	

#### Other financial information relevant to the Recommendation/Decision

There is no direct budget for highway scheme land acquisition in 2016/17.

The Winnersh Relief Road Phase 2 major scheme budget has a budget in year of £750,000 with a spending requirement of approximately £450,000. The future year budgets for this scheme are expected to remain unchanged at this stage.

#### Cross-Council Implications

Delivery of the NDR facilitates housing and addresses congestion.

#### Reasons for considering the report in Part 2

The Part 2 sheet contains information relating to the financial and business affairs of the owner of the property.

#### List of Background Papers

None

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