

Agenda Item 12.

TITLE	The Acquisition of Land or Property to Support Infrastructure Delivery
FOR CONSIDERATION BY	The Executive on 25 May 2017
WARD	Emmbrook, Winnersh, Bulmershe and Whitegates
DIRECTOR	Josie Wragg, Interim Director of Environment
LEAD MEMBER	To be confirmed

OUTCOME / BENEFITS TO THE COMMUNITY

To consider the acquisition of land or property in order to facilitate delivery of Strategic Development Locations and Major Scheme Infrastructure.

RECOMMENDATION

The Executive is recommended to agree, as set out in Part 2 of the report, the voluntary acquisition of:

- 1) Land Parcel 1;
- 2) Land Parcel 2;
- 3) Land Parcel 3;
- 4) Land Parcel 4;
- 5) Land Parcel 5.

SUMMARY OF REPORT

The Executive has requested sight of all land and property acquisitions relating to SDL and major scheme infrastructure prior to final purchase completion. This report sets out those acquisitions that have been negotiated, and where an agreement in principal to purchase has been reached to date. Without these land parcels it will not be possible to implement their associated infrastructure schemes.

Background

For the purposes of this report any reference to land purchase includes either land or land and property purchase combined. Each parcel listed in the Part 2 sheet details of whether the purchase is just for land or both land & property.

The Executive considered a report in June 2016 seeking ‘Approval in Principle’ to use Compulsory Purchase Powers to acquire land or property within Strategic Development Locations. The report advised that all acquisitions would be sought through voluntary negotiation in the first instance, and the Executive agreed that all proposed land purchases are reported back to them with details of the location and cost for approval.

Additionally the Executive in March 2017 considered and approved a policy for Discretionary Land Acquisition for Highway Works which sets out the parameters for off line properties.

Analysis of Issues

Details of the proposed land purchases are scheduled in the Part 2 paper including the location of the parcel to be acquired including plans, the scheme to which it relates and the agreed negotiated purchase cost.

Once approval has been given to a voluntary acquisition the aim is to acquire that asset at the earliest opportunity even if the land may not be needed until later in the overall delivery programme to reduce and eliminate risk of delays.

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

The Council’s medium term financial plan provides budget in 2017/18 for the acquisition of land set out in this report.

Cross-Council Implications

Delivery of Strategic Development Locations highway infrastructure 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 land owners.

List of Background Papers
None

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