

Report for: Cabinet

Date of Meeting:	14 November 2023
Subject:	Options report for 5 car parking spaces in Halberton
Cabinet Member:	Cllr James Buczkowski, Cabinet Member for Finance and Cllr Simon Clist, Cabinet Member for Housing & Property Services
Responsible Officer:	Andrew Jarrett, Deputy Chief Executive (S151)
Exempt:	Partial
Wards Affected:	Halberton
Enclosures:	None

Section 1 – Summary and Recommendations

This report considers options relating to a number of car parking spaces in Halberton, currently being marketed by the Council's development company.

Option(s):

- 1) That the freehold sales currently in process are continued and the Parish invited to make an offer for the remaining spaces, or**
- 2) That the 5 spaces are purchased by the Council to be offered directly to Halberton Parish Council for, either**
 - a) Freehold sale on a staged basis to allow for payment over a period of up to 5 years, or**
 - b) On a long term leasehold, which would be on a full maintenance basis and would include relevant covenants as deemed appropriate.**

Section 2 – Report

- 1.0 The Council's property development company, 3 Rivers, is currently marketing 5 car parking spaces in Halberton that formed part of the now completed The Orchard development.

- 1.1 During the current marketing process the Council has been approached by Halberton Parish Council who have expressed an interest in obtaining these spaces for the benefit of their locality in order to alleviate some of the current and long standing parking problems at this location.
- 1.2 Due to the commercial nature of this decision and that a live marketing exercise is still in process a part 2 summary of the position is attached for members' consideration, included as Appendix 1.
- 2.0 **Conclusion**
- 2.1 As the commercial sale process is ongoing a decision is urgently required to allow these sales to continue or, if the Council wishes to make the spaces available to a parish council for local amenity (free) use, it will need to consider the merits and value implications of purchasing these assets from the company in order to facilitate an arrangement for a parish council, and the basis of any enabling agreement in order to demonstrate sufficient value for money.

Financial Implications

Due to their commercial nature these are identified in the part 2 paper.

Legal Implications

VFM/best value should be achieved on all asset disposals.

Risk Assessment

This decision could be seen to create a precedent in terms of current and future asset disposal decisions.

Impact on Climate Change

None identified.

Equalities Impact Assessment

None identified.

Relationship to Corporate Plan

Closer partnership working within Town/Parish

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 03/11/23

Statutory Officer: Maria de Leburne

Agreed on behalf of the Monitoring Officer

Date: 03/11/23

Chief Officer: Stephen Walford
Date: 03/11/23

Cabinet member(s) notified: Yes.

Section 4 - Contact Details and Background Papers

Contact: Andrew Jarrett
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Background papers: Correspondence from 3Rivers and Halberton PC