

Report to Portfolio Holder for Resources and Reputation

Subject: Transfer of the freehold interest in land at Georgia Drive, Redhill

Date: 5 March 2019

Author: Service Manager – Property

Wards Affected

Redhill

Purpose:

To seek approval for the transfer of the freehold interest in the land (Land) at Georgia Drive, Redhill - shown edged red in the plan at Appendix 1, from Langridge Homes (Langridge) to Gedling Borough Council (GBC) so that it may be used as a community garden.

Key Decision

This is not a key decision

Recommendation(s)

THAT:

- 1) Approval is granted to accept the transfer of the freehold of the Land for GBC to maintain going forward.**

1 Background

1.1 In 1975 Langridge Homes Ltd (Langridge) purchased land in Redhill. Langridge subsequently residentially developed most of the land by creating housing along Houldsworth Rise and Georgia Drive. Within this development an area of grassed land remained (the Land). The Land is not designated as public open space in Planning terms. Langridge have maintained the Land to an acceptable standard and it is currently laid out with grass and self-set trees. Local residents have expressed a wish to turn the Land into a community garden and have said that they will contribute, in terms of labour, to its

ongoing maintenance. This initiative has member support.

- 1.2 Langridge have agreed that they will transfer the Land to GBC for £1 provided that it remains as open land. This will mean that GBC will become responsible for its future maintenance. In return for GBC becoming responsible for the future maintenance Langridge have agreed to give GBC a commuted sum in the amount of £10,000 which must be spent on the conversion of the land to a community garden.

2. Proposal

- 2.1 It is proposed that GBC accepts the transfer of the Land for £1 and accepts the future maintenance liabilities in return for Langridge paying the commuted sum of £10,000.

3. Alternative Options

- 3.1 An alternative would be to not accept transfer of the Land. However, this would mean that the Land would not be converted into a community garden for local residents to enjoy.
- 3.2 Another alternative would be to seek a lease of the Land but this would create uncertainty as to its continued use as a community garden at lease expiry.

4. Financial Implications

- 4.1 GBC will pay £1 for the freehold interest in the Land.
- 4.2 Each party will bear its own legal costs.
- 4.3 Langridge will pay GBC a sum of £10,000 for the purposes of converting the land into a community garden.
- 4.4 Future maintenance costs will be borne by GBC. However, it is expected that local residents will carry out most if not all of the annual maintenance work on the Land. In the event of reduced support from residents it is expected that its maintenance could be absorbed into the GBC current landscaping schedules at minimal cost.

5. Appendices

- 5.1 Appendix 1 – Plan showing the Land edged red.

6. Background Papers

6.1 None

7. Reasons for Recommendations

7.1 To create a community garden for local residents of Redhill.