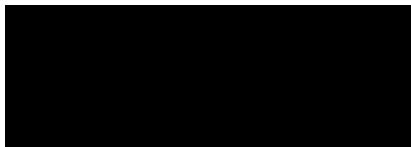


DECISION UNDER DELEGATED POWERS

| | |
|--------------------------------------|--|
| Subject | Proposed disposal of land and property forming the garage site at Holbrook Road, Long Lawford, Rugby |
| Officer Requesting Decision | Property Officer |
| Officer Making the Decision | Chief Officer Communities and Homes |
| Authority for Decision | 2.15 The relevant officer from either the Change Unit or Communities and Homes shall be authorised to undertake the following: (a) After consultation with the appropriate Chief Officer or designated manager, purchase and disposal of property in accordance with the relevant policy. (Acquisition and Disposal Policy) |
| Recommendation | The land and property at Holbrook Road, Long Lawford be leased to WCC for a term of 25 years for the purposes in connection with the adjacent school at nil consideration. |
| Alternatives considered and rejected | Retain the site – cost to the Council of ongoing maintenance or demolition/site clearance Asb issues. Develop the site – Valuation advice was that the site is not cost effectively developable for residential or commercial use by the Council. Sell the site for development - Valuation advice was that the site is not cost effectively developable for residential or commercial use. |
| Decision | APPROVE |
| Reason | The site has a number of rights of way over it and valuation advice was the site is undevelopable for residential or commercial use. In the 2016 appraisal of garage sites this site was deemed unsuitable for development. WCC are keen to use the land in connection with the adjacent school as staff car parking and dropping off. They are prepared to invest a substantial amount of money for this proposal and are willing to take the site on an 'as seen'. |

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|------------------------------|--|
| | The Heads of Term and the lease arrangement was agreed between WCC and the Head of Housing and Property in 2016. |
| Date | March 2024 |
| Background Papers | Plan, Valuation and officers comments |
| Decision record kept until | 28 March 2030 |
| Background papers kept until | 28 March 2028 |



Signed.....

Dated.....28...March 2024