

Record of officer decision

Decision title:	South Wye Transport Package - Southern Link Road (SLR) land acquisitions.
Date of decision:	3 rd July 2019
Decision maker:	Director for Economy and Place
Authority for delegated decision:	<p>Cabinet Member for infrastructure decision dated 12 November 2018 to approve the purchase of a property outside of the South Wye Transport Package – A4194 Southern Link Road Compulsory Purchase Order (“CPO”) as the criteria for discretionary purchase under section 246(2A) of the Highways Act 1980 are met and there is a business case for acquisition and it will assist the successful delivery of the southern link road (SLR).THAT</p> <p>(b) The acting director for economy and place be delegated authority, following consultation with the chief finance officer, cabinet member contracts and assets and cabinet member infrastructure, to agree terms and complete the purchase of the property as detailed in Appendix 1 of this report (exempt).</p> <p>Cabinet Member for transport and regulatory services decision dated 14th March 2019 in relation to the Public Realm Service Annual Plan 2019/20 approved that:</p> <p>(b) The acting assistant director highways and transport be authorised to agree, through the contract governance arrangements, final adjustments to the programme and budget allocation to each of the annex and any in year adjustments to the plan.</p>
Ward:	Wormside
Consultation:	The chief finance officer, cabinet member commissioning, procurement and assets and cabinet member infrastructure and transport have been consulted and are supportive of the decision.
Decision made:	That in accordance with the delegated authority authorised by the Cabinet Member decision dated 12 th November 2018, the purchase of the property identified within that report be completed within an overall budget of £575,000 and that this be funded through virements from LTP grant in accordance with financial procedure rules.

	<p>That in accordance with the delegated authority authorised by the Cabinet Member decision dated 14th March 2019, the Public Realm annual plan 2019/20 will be formally varied through contractual mechanism of change control and the budget reduced by £475,000.</p>
<p>Reasons for decision:</p>	<p>Following negotiations with the property owner heads of terms are agreed for a discretionary purchase enabling the council to acquire the property.</p> <p>The heads of terms have been negotiated and recommended to the council by external property advisors Bruton Knowles.</p> <p>The purchase and associated business case has been approved under the cabinet member decision of 12th November 2018.</p>
<p>Highlight any associated risks/finance/legal/equality considerations:</p>	<p>The purchase price is £530,000. The costs of purchase including SDLT, and all fees and costs are estimated to be £45k. Total costs of purchase are £575k.</p> <p>An additional £603,370 of LTP funding was received from the pothole and flood resilience funding that was announced by government since the approval of the 2019/20 Public Realm Annual Plan. Records of officer decision by the Director of Economy and Place dated 14th May 2019, 4th June 2019 and 26th June 2019 have allocated a total of £503,370 from this funding to the South Wye Transport Package. £100,000 of this funding remains unallocated and a virement from this funding will be made to fund this decision.</p> <p>In addition, a further virement of £475,000 will be made from the Local Transport Plan grant allocation currently allocated to the Public Realm Annual Plan 2019/20.</p> <p>The Public Realm annual plan 2019/20 will be formally varied through contractual mechanism of change control and the budget reduced by £475,000.</p> <p>The council will delay commissioning the 2019/20 surfacing programme lower priority schemes until later in the financial year, once the costs of schemes remaining within the programme are known and have</p>

	<p>been assessed against estimates. If sufficient budget is available the remaining schemes will be programmed in year, alternatively if there is not sufficient funding the remaining schemes will be delivered on the 2020/21 annual plan surfacing programme.</p> <p>The additional drainage works identified in the annual plan have not yet commenced and these will be deferred. This will be reviewed for Annual Plan 2020/21 and considered within available budgets.</p> <p>There is a risk that the delay to these elements of the Annual Plan could lead to a further deterioration of the highway asset and increase in reactive maintenance costs and requirements.</p> <p>The chief finance officer has confirmed that the proposed virements are acceptable in accordance with the finance procedure rules and as such appropriate budget is in place.</p> <p>As set out in the cabinet member report dated 12 November 2018 the council will hold the property within its asset portfolio and manage it in accordance with its corporate property strategy and / or sell the property at an appropriate time.</p> <p>The acquisition of this property does not compromise the further consideration of the overall transport packages by the council.</p>
Details of any alternative options considered and rejected:	Not to proceed with the purchase. This is contrary to the agreed cabinet member report of the 12 th November 2018.

Details of any declarations of interest made:	None
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Signed Date