

Record of operational decision

Decision title:	Transfer of land at Mabels Furlong, Ledbury
Date of decision:	29 th April 2026
Decision maker:	Commercial and Investment Manager
Authority for delegated decision:	The Scheme of Delegation for the Corporate Services directorate, line 34, gives the Commercial and Investment Manager the authority to take this decision
Ward:	Ledbury South
Consultation:	The proposed disposal has been advertised as required in accordance with s123 (2A) of the Local Government Act 1972
Decision made:	To transfer two areas of land, each approx. 10 sq m, to a housing association at nil cost to enable the boundary of their adjacent site to align with individual housing unit plots
Reasons for decision:	<p>Two housing unit plots have encroached, and boundary fences had been erected, on Council owned land at Mabel's Furlong Public Open Space, Ledbury. In each case the Council owned land that has been enclosed is a small area that was formerly part of a hedge line, which had not been maintained and was of minimal utility or benefit to the public open space. The disposal of these land parcels does not adversely impact on the remainder of the public open space.</p> <p>As the value of the land parcels is nominal, it is not considered cost effective to obtain a formal valuation, and requiring payment of a nominal sum from the housing association is considered to be an unjustifiable administrative burden to both the council the housing association</p>
Equality Considerations	The statutory requirements for the disposal of Council owned land have been met. Any comments and objections received following the advertising of the disposal will be considered prior to the transfer being affected
Highlight any associated risks/finance/legal/equality considerations:	Legal risks are mitigated as the transfer it being affected by the council's solicitors in accordance with statutory requirements.
Details of any alternative options considered and rejected:	<p>Refusing to dispose of the land was rejected as this could cause complications for the housing association ability to further dispose of the housing units.</p> <p>Requiring the fence lines to be moved was rejected as this would be an unjustifiable burden to the housing association and make no improvement to the public open space</p>
Details of any declarations of interest made:	None

Signed..... Date: 29th April 2026

Name: David Micah
Job Title: Commercial and Investment Manager