

## Record of officer decision

<b>Decision title:</b>	Freehold Community Asset Transfer of The Commons Almeley to Almeley Parish Council
<b>Date of decision:</b>	02.10.2023
<b>Decision maker:</b>	Strategic Assets Delivery Director
<b>Authority for delegated decision:</b>	Corporate Centre's scheme of delegation dated July 2023 (line 35) gives the Strategic Assets Delivery Director the authority to take the decision
<b>Ward:</b>	Castle
<b>Consultation:</b>	With Cabinet Member and Local Member who are both supportive of the proposal to transfer The Commons to Almeley Parish Council
<b>Decision made:</b>	To transfer the freehold interest in the Commons at Almeley to Almeley Parish Council
<b>Reasons for decision:</b>	<ul style="list-style-type: none"> <li>• Herefordshire Council (HC) owns 6 registered Commons in the parish of Almeley, which are currently maintained under informal agreement by the parish council although HC retains overall responsibility.</li> <li>• No current rental or other income is derived from any of the commons.</li> <li>• Almeley Parish Council have submitted an application under the Council's Community Asset Transfer (CAT) policy for the freehold interest in each of the 6 commons</li> <li>• They have described their intention to manage and maintain the commons, carry out improvements, join the Open Spaces Society (a registered charity and the UK's oldest conservation body whose aim is the protection of open spaces including common land throughout the country) and ensure they are held in perpetuity for the benefit of the local community.</li> <li>• The application sets out how the costs of on-going management are to be met from parish council budgets</li> <li>• The application is supported by expressions of support from local residents, from the Cricket Club and the School who all wish the commons to be retained and protected for use by the local community</li> <li>• The application was considered by the council's CAT evaluation panel which recommended that the transfer proceed at a consideration of £1.00 to reflect the removal of any future maintenance liabilities and reflect the community/environmental value that can be delivered by the PC who have resource and plans to enhance the land including wildflower planting, protection of meadows, improved signage, prevention of vehicle damage and</li> </ul>

	<p>generally enhanced maintenance and engage local people, the School and cricket club in doing so</p> <ul style="list-style-type: none"> <li>• The Council to be protected by clawback/pre-emption provisions in transfer and transfer to be subject to a legal charge equating to the market value of the property</li> </ul>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	Any risks to the Council will be mitigated by provisions for clawback/a legal charge and the deed will be drafted by the legal team to ensure that the council's position is fully protected
<b>Details of any alternative options considered and rejected:</b>	None -
<b>Details of any declarations of interest made:</b>	None

Signed..... Date: 02.10. 2023  
Strategic Assets Delivery Director