

Decision under delegated powers**Authority to sell a piece of HRA-owned land****Officer requesting decision (if necessary)**

Andrew Staton, Landlord Services Manager

Officer making the decision

Justin Henry, Director of Commercial & Economic Development

Recommendation

To grant a 20-year lease to the Environment Agency

Reason

To support the monitoring of air quality in the Borough by the Environment Agency by erecting a monitoring station on the leased land.

Authority for decision

The Director of Commercial & Economic Development has delegated authority under the constitution (8.3 Delegation of Executive functions - item 5)) to approve land and property disposals that have been undertaken in accordance with the asset management strategy and the land & property disposal policy where either: (a) the freehold value is £100,000 or less; or (b) the leasehold value is £50,000 or less. The granting of this leases comes within this delegated authority.

Decision and date

Approved 11 Oct 2024



Justin Henry
Director of Commercial and Economic Development

Background

The Council owns a piece of open space grassed area on Rockingham Road, Loughborough, which is adjacent on its eastern flank to a row of Council-owned dwellings. The Environment Agency wishes to be granted a lease for the land to erect an air-monitoring station on a small rectangular area of this land bordering the footpath that leads from the road across the Council-owned dwellings, this area being approximately 40 sq ft – 9' x 4'5" in size. The station will be mounted on a concrete plinth set into the land; it will cover the demised area and its height will be approximately 5'. The lease has been drawn up by the Council's Legal Services team and will protect its and its residents' interests. Appendices 1 and 2 show the land being leased.

HR implications

There are none.

Financial implications

There is no premium or rent attached to this lease and so there are no financial implications.

Legal implications

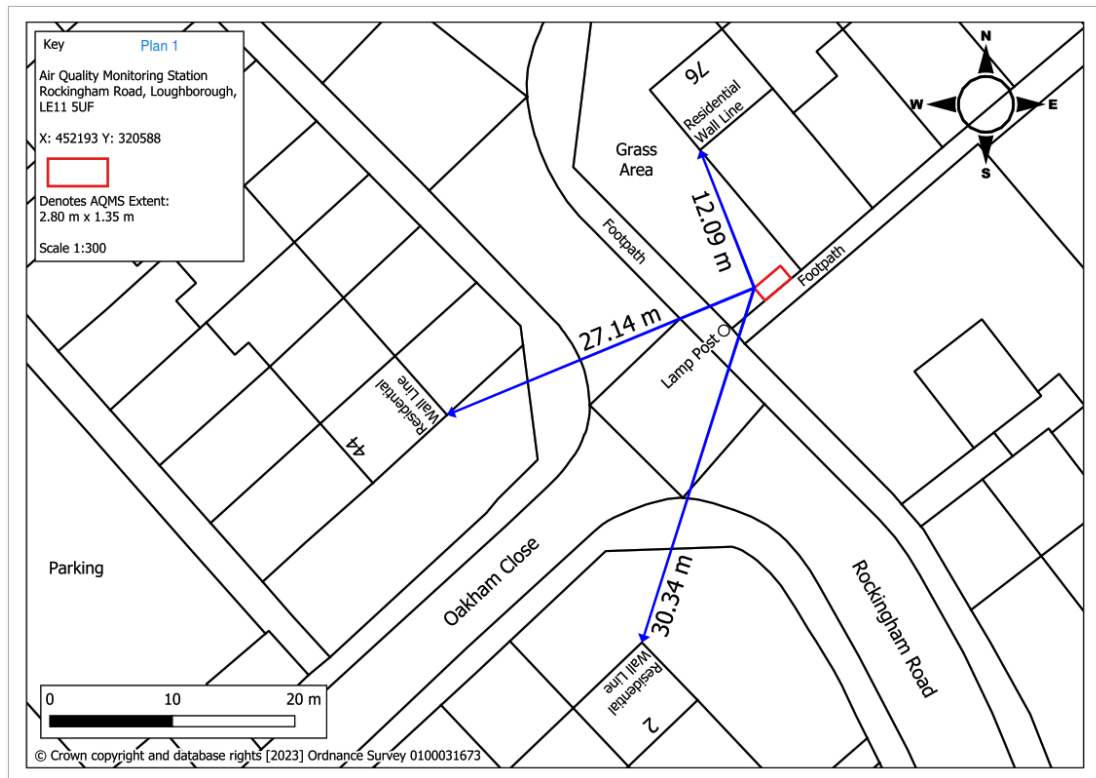
The HRA will lease this land for 20 years on the terms drawn up by the council's legal services team. The fulfilment of the council's open spaces contract will not be affected by granting this lease and the resulting erection of the monitoring station. The station will have no adverse effect on residents living around it.

Risk management

No specific financial risks have been identified with this proposal.

Key decision: No

Appendix 1: Plan of proposed demise



Appendix 2: Google Maps screenshot of proposed demise location

