

Committee: **Lead Member for Resources**

Date: **20 October 2020**

Title of Report: **Land at Leasam Field, Love Lane, Rye – Surplus declaration**

By: **Chief Operating Officer**

Purpose of Report: **To seek Lead Member approval to (1) declare the property surplus to the County Council's requirements and to (2) to secure best value through a disposal on the open market**

RECOMMENDATION: The Lead Member is recommended to:

- (1) declare the property known as Leasam Field, Love Lane, Rye surplus to the County Council's requirements; and**
 - (2) delegate authority to the Chief Operating Officer to secure best value terms for a disposal in accordance with s. 123 of the Local Government Act 1972.**
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1. Background information

- 1.1 The parcel of land, outlined in black on the attached plan, comprises approx. 12.5 acres (five hectares) and was originally part of the campus of the former Leasam School that was disposed of by the County Council in 1993. The parcel is effectively land-locked by Rolvendene Farm and has been held under a Farm Business tenancy at a nominal peppercorn rent since 2011. With the pending expiry of the lease in June 2021, an opportunity has now arisen to formally declare the land surplus and enable an agreement to be reached with the owner of Rolvendene Farm on its sale.

2. Supporting Information

- 2.1 The Property comprises an agricultural field, accessed via Rolvendene Farm, and had been retained partly to enable some local drainage ditches to be constructed
- 2.2 The land has been outside of education use for many years and is not subject to any Ministerial restrictions on sale
- 2.3 A plan of the property (edged black) is attached in Appendix 1.
- 2.4 Internal consultation with Children Services has confirmed that there is no further service requirement for this property.
- 2.5 The Local Member has been consulted on this matter and raised no objection to the proposal.

3 Conclusion and Reason for Recommendations

- 3.1 The property offers no future operational use for the County Council, nor has it generated any income since 2010. The farm business tenancy expires in Summer 2021 and options to sell to the owner at fair value arise. As an alternative a further

Farm business tenancy could be explored but the rental return would only offer a very low yield against its likely capital value.

- 3.2 It is recommended that this property be declared surplus to the County Council's requirements and terms for its disposal delegated to the Chief Operating Officer in accordance with the requirements of Section 123 of the Local Government Act 1972
- 3.3 The capital receipt from the disposal will contribute to the funding for the Capital Programme.

KEVIN FOSTER
Chief Operating Officer

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LOCAL MEMBER: Councillor Keith Glazier

BACKGROUND DOCUMENTS: None

Appendix 1 Site Plan



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Land at Love Lane, Rye

SLM

Scale: 1:2,500

Date: 06/01/2020

