



16 June 2014

Agenda Item: 5(b)

**REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY AND
ENVIRONMENT**

**HUCKNALL TOWN CENTRE IMPROVEMENT SCHEME (HTCIS)
PROPERTY ACQUISITION – LAND OFF HIGH STREET, HUCKNALL**

Purpose of the Report

1. To seek approval to the acquisition of 647 square metres (0.16 acres) of land at the rear of the Chequers Inn, High Street, Hucknall for the HTCIS on the terms as set out in the exempt appendix.

Information and Advice

2. This report contains an exempt appendix, which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) (Information relating to any individual and the business affairs of a particular person (including the authority holding that information)). The exempt appendix provides details of the terms agreed. Disclosure of this information would prejudice the parties' commercial interests.
3. Transport & Highways Committee at its meeting on 18 October 2012 confirmed its intention to continue to develop the HTCIS project including the acquisition of land by agreement.
4. The subject property (land forming part of the rear garden of the Inn) lies on the line of the proposed Inner Relief Road and terms have been agreed for its acquisition as detailed in the exempt appendix attached to the report.
5. This purchase will leave only one retail property and four small parcels of land to acquire to complete the site assembly for the Scheme.
6. All advance purchase costs incurred until Full Department for Transport (DfT) Approval is received are at the County Council's risk. There have been 37 purchases so far since 1975 when acquisition commenced.
7. A compulsory purchase order (CPO) is in the process of being drafted, however the acquisition of all of the necessary properties prior to CPO will save time and costs. There is however no budget available from the DfT to buy the land until Full Approval is received from the DfT. Full Approval will be sought once all properties are acquired and a Side Roads Order is published. As such, any land purchased between now and Full Approval will need to be funded from County Capital Funds and then subsequently repaid in financial year 2014/15.

Other Options Considered

8. To leave the remaining acquisitions until a Compulsory Purchase Order (CPO) is announced. This would be a slower process with the additional cost of administering the CPO itself. The process could be slowed further if objections were received leading to a public inquiry.

Reason/s for Recommendation/s

9. To secure the land necessary for the route of the proposed inner relief road connected with the HTCIS.

Statutory and Policy Implications

10. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

- 1) That approval is given to the acquisition of 647 square metres (0.16 Acres) of land at the rear of the Chequers Inn, High Street, Hucknall for the HTCIS on the terms as set out in the exempt appendix.

Jas Hundal

Service Director, Transport, Property and Environment

For any enquiries about this report please contact: Tim Slater 0115 977 2076

Constitutional Comments (SSR 3.6.2014)

11. This decision falls within the scope of decisions that may be approved by the Finance and Property Committee.

Financial Comments (TR 20.5.2014)

12. The financial implications are set out in the exempt appendix to the report.

Background Papers and Published Documents

13. Transport & Highways Committee meeting report on 18 October 2012.

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section

100D of the Local Government Act 1972.

Electoral Division(s) and Member(s) Affected

14. Ward(s): Hucknall

Member(s): Councillor John Wilmott, Councillor John Wilkinson, Councillor Alice Grice