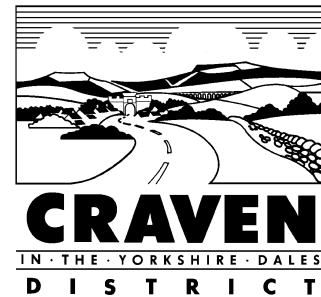


POLICY COMMITTEE – 3rd NOVEMBER 2015

Granville Street Allotments Land for Water Supply



Report of the Director of Services

Wards affected: Skipton North

1. Purpose of Report

- 1.1 To seek Members approval to acquire, for nil consideration, a small piece of land on Granville Street for the purposes of siting a new water supply and meter for the Granville Street allotments.

2. Recommendations

Members are recommended to:

- 2.1 Approve the acquisition of the piece of land illustrated on the plan at Appendix A, for nil consideration, for the purposes of siting a new water supply and meter to Granville Street allotments which the Council owns and manages.
- 2.2 Subject to 2.1 above being approved, further approve that the Director of Services together with the Council's Legal Officers complete the land transfer accordingly.

Reports

3. Background

- 3.1 The Council owns and manages allotments on Granville Street which has a water supply for allotment holders use. It has been discovered that there is a leak in the water pipes at a point beyond the water meter to the allotments which has resulted in higher water bills and allotment holders have previously commented on the weak pressure of water.
- 3.2 Yorkshire Water has advised that to undertake the level of investigation and repair required would be a costly exercise, particularly as the location of the current meter and the pipework are not within the boundary of Council owned land. Instead Yorkshire Water has sought an alternative solution.
- 3.3 The alternative solution has required the enlisting of assistance from Lovell, who have been agreeable as they have also used the water supply with the Council's permission (being recharged for the amount used).

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- 3.4 On this basis Lovell has offered to organise and pay for a new water connection and meter to be installed. The proposal is that this would take place across the footpath adjacent to the entrance to the allotments, which is adopted and maintained by North Yorkshire County Council, and over a small parcel of land that is currently owned by Lovell. This will also include a stand pipe with tap at the top of the site, which will improve the water pressure. They will provide a hose pipe that is long enough to terminate at the current tap location for ease of access by the allotment holders. Allotment holders have been consulted on this proposal and are happy with the proposed action. Lovell will also organise the disconnection of the existing water meter/supply within the opposite footpath.
- 3.5 However, Yorkshire Water will not connect over privately owned third party land i.e. the parcel of land owned by Lovell. Lovell has therefore further offered to gift the parcel of land back to the Council at nil consideration and it is this matter that Members are being asked to approve through this report to allow the Council to provide an efficient and cost effective water supply to the allotment holders.

8. Implications

8.1 Financial Implications

- 8.1.1 There are no financial implications connected to the value of the land being transferred as Lovell has agreed to transfer at nil cost to the Council.
- 8.1.2 The Council will not have to pay for the new water supply connection to Yorkshire Water as Lovell has agreed to pick up these costs.
- 8.1.3 Each party will pay for its own legal costs involved in the transfer of land.
- 8.1.4 The cost of the water for this site will significantly reduce once the new infrastructure is installed, which will result in an efficiency saving for the Council. It is impossible to ascertain the exact savings, however, an investigation into usage over the last few years has shown that the costs have risen by several hundreds of pounds on a quarterly basis.
- 8.1.4 The Council will be financially responsible for the maintenance of the parcel of land; however, this will be negligible, mainly involving an annual visual inspection, which can take place at the same time as the allotments inspection, and can be met through existing revenue budgets.

Legal Implications

- 8.2.1 The Council has general power under section 120 of the Local Government Act 1972 to acquire land, by agreement, for the purposes of any of their functions or the benefit, improvement or development of their area.

8.2 Contribution to Corporate Priorities

- 8.3.1 The corporate priority of Financial Resilience is supported through the management of the Councils assets

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8.3 Risk Management

8.3.1 The Council will not have any risks associated with the transfer of the land, however, the land will need to be managed as are all other Council owned assets to ensure the land is safe and kept in a well maintained order.

8.3.2 Not to agree to the acquisition would mean that the allotment tenants will continue to suffer from low pressure issues and the Council will continue to suffer from high water bills for this site as the leak problem will not be overcome unless Members wish to opt for a costly option of repair, which Yorkshire Water appear reticent to undertake in any case.

9. Consultations with Others

9.1 Yorkshire Water and Lovell

10. Access to Information : Background Documents – None

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