



Individual Executive Decision Notice

Report title	Land and Property Transactions- IEDN 059	
Decision designation	GREEN	
Cabinet member with lead responsibility	Councillor Bhupinder Gakhal Cabinet Member for City Assets and Housing	
Wards affected	Bushbury South and Low Hill	
Accountable Director	Mark Taylor – Deputy Chief Executive	
Originating service	Corporate Landlord (Estates)	
Accountable employee	Julia Nock Tel Email	Head of Assets, Corporate Landlord 01902 550 316 Julia.Nock@wolverhampton.gov.uk
Report to be/has been considered by	N/A	

Summary

Approval is sought for the following transaction in accordance with section 15.2.2 of the Council's Constitution. Authority is therefore delegated to the Cabinet Member for City Assets and Housing in consultation with the Deputy Chief Executive.

Recommendation for decision:

That the Cabinet Member for City Assets and Housing in consultation with the Deputy Chief Executive approves the completion of the transactions listed below:

1. Acquisition of Public Open Space (POS) – Goodyear Park, Stafford Road

Signature.....

Signature.....

Date:

Date:

1.0 Background

- 1.1 **Acquisition of POS at Goodyear Park** – As part of the residential development undertaken by St Modwen Homes on the former Goodyear site, a Section 106 agreement was entered into for provision of public open space serving development and wider area.

2.0 Progress

- 2.1 **Acquisition of POS at Goodyear Park** – The public open space has been inspected and it has been confirmed by the Parks, Landscape and Countryside Manager that the site can now be accepted by the Council.
- 2.2 St Modwen will be making a payment of £568,673.90 (Five Hundred and Sixty Eight Thousand Six Hundred and Seventy Three Pounds and Ninety Pence) to the Council upon completion of the transfer to meet the ongoing maintenance costs of the space
- 2.3 There is no consideration being paid by the Council for acquisition of the land.
- 2.4 Following consultation, no objections were received from ward Councillor.

3.0 Evaluation of alternative options

- 3.1 **Acquisition of POS at Goodyear Park** – As the requirements of the Section 106 agreement have been met, the Council is required to take a transfer of the space.

4.0 Reasons for decision

- 4.1 **Acquisition of POS at Goodyear Park** – This transaction will bring the management of a valuable public open space into the Council's management with financial compensation to meet ongoing costs of keeping the space maintained for residents and visitors to enjoy.

5.0 Financial implications

- 5.1 The acquisition of Public Open Space at Goodyear Park is for nil consideration. The contribution of £568,673.90 is payable to the Council for the maintenance of the site in accordance with the Section 106 agreement.
- 5.2 Legal and surveyor costs incurred by the Council will be met in accordance with the details stipulated on the attached schedule. If legal costs are not required to be recovered by the purchaser, they will be met from the corporate revenue budget for legal fees.

[RJ/27052021/L]

6.0 Legal implications

This report is PRIVATE – exempt from publication under Schedule 12A of the Local Government Act 1972 (as amended), Part 1, Paragraph 3
[PROTECT]

6.1 The transactions set out in the schedule will be carried out in accordance with standard conveyancing practice and the Council's Constitution.

[JM/03052021/Q]

7.0 Equalities implications

7.1 There are no equalities implications arising from the recommendation in this report

8.0 All other Implications

8.1 No other implications associated with the transaction detailed in this report.

9.0 Schedule of background papers

10.0 Appendices

10.1 Appendix 1: Summary of transactions

10.2 Appendix 2: Site plan POS at Goodyear Park

Land and property transactions												
	Property	Officer dealing	Party	Use	Term	Consideration	Costs	Comments	Ward	Ward Councillors	Councillor's consulted (Y/N)	Category
	Acquisition of POS at Goodyear Park, off Stafford Road, Wolverhampton	Mitchell Spencer	St. Modwen Homes	Public Open Space	Freehold transfer to the Council	£568,673.90	Each party to meet own costs	The consideration is a payment to the Council for the ongoing maintenance of the POS as detailed in report.	Bushbury South	Councillor Ian Brookfield, Councillor Paula Brookfield, Councillor Paul Sweet	Y	GF