


**RECORD OF EXERCISE OF DELEGATED AUTHORITY BY OFFICER PURSUANT TO
REGULATION 13 OF THE LOCAL AUTHORITIES (EXECUTIVE ARRANGEMENTS)
(MEETINGS AND ACCESS TO INFORMATION) (ENGLAND) REGULATIONS 2012 &
THE OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS 2014**

<p><u>SUBJECT OF DECISION</u></p> <p><u>Land Transfer to WCC in support of Vicarage Street development and Highway Improvements</u></p> <p>Agreement by Assistant Director Economy & Regeneration to exercise his delegate authority to authorise the transfer of ownership of land to WCC to support the Vicarage Street development and associated Highway Improvements.</p>	
<p><u>DECISION REFERENCE</u></p> <p>DO/82/2025 (JW)</p>	<p><u>SOURCE OF AUTHORITY AND REFERENCE</u> (i.e. Committee/ Constitution/Minute No. etc. Constitution 3E.4 Assistant Director – Economy & Regeneration</p> <p>n) Authority to undertake Land/Asset Disposal and Acquisitions on behalf of the Council, in consultation with the relevant Portfolio Holder.</p>
<p><u>DATE OF DECISION</u></p> <p>7th March 2025</p>	<p><u>DECISION MAKER (Name and Job Title)</u></p> <p>Jonathan White – Assistant Director – Economy and Regeneration</p> 

RECORD OF THE DECISION

a) The issue

The development of the Vicarage Street site, part of the Transforming Nuneaton programme, requires an element of Highways work to provide access to the site. Consequently, WCC have requested the transfer of 3 small pockets of land as a priority to help facilitate these works.

The 3 pockets of land requested are highlighted on the attached plan Appendix 1.

Two of the pockets of land are derelict waste ground and have no tangible value to NBBC and the third pocket is a planted boarder to an NBBC car park similarly with no tangible value and will save a cost on ground maintenance when disposed of. As such it is proposed to transfer these 3 pockets of land to WCC at no value in support of the delivery of the Transforming Nuneaton Program

b) The Decision

Assistant Director Economy & Regeneration to hereby exercise his authority to provided delegate authority to undertake Land/Asset Disposal and Acquisitions on behalf of the Council, in consultation with the relevant Portfolio Holder.

REASON FOR THE DECISION

Due of the urgency of the Highways work to kick start the development programme these pockets of land are being transferred as a priority and at nil value to enable the programme delivery to remain on-schedule.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED IN MAKING THE DECISION

Include the transfer of these pockets of land in the main land transfer agreement – potential to delay the delivery of the wider scheme.

Refuse the transfer of the land - potential to delay the delivery of the wider scheme. No reason to refuse request as the land has no tangible value to NBBC.

WARD RELEVANCE

Abbey

<p><u>FINANCIAL AND BUDGET IMPLICATIONS</u></p> <p>N/A</p> <p>The 3 land pockets have no tangible value to NBBC</p>
<p><u>CONSULTATION UNDERTAKEN WITH MEMBERS/OFFICERS</u></p> <p>Senior Legal Officer Strategic Director for Place and Economy Chief Executive Officer Cabinet Member for Business and Regeneration</p>
<p><u>ANY CONFLICT OF INTEREST DECLARED BY ANY MEMBER CONSULTED</u></p> <p>N/A</p>
<p><u>IN RESPECT OF ANY DECLARED CONFLICT BY A CABINET MEMBER, ANY DISPENSATION GIVEN BY THE HEAD OF PAID SERVICE</u> (Note if the decision is a non-executive decision, no dispensation can be given).</p> <p>N/A</p>
<p><u>EQUALITIES IMPLICATIONS (including any Equality Impact Assessment)</u></p> <p>N/A</p>
<p><u>HUMAN RESOURCES IMPLICATIONS</u></p> <p>N/A</p>
<p><u>FINANCIAL IMPLICATIONS</u></p> <p>N/A</p>
<p><u>HEALTH EQUALITIES IMPLICATIONS</u></p> <p>N/A</p>
<p><u>SECTION 17 CRIME & DISORDER IMPLICATIONS</u></p> <p>N/A</p>
<p><u>RISK MANAGEMENT IMPLICATIONS</u></p> <p>Land transfer agreement to include that WCC will be required to maintain the land transferred</p>

<u>SME (SMALL/MEDIUM ENTERPRISES) & LOCAL ECONOMY IMPLICATIONS</u> N/A
<u>ENVIRONMENTAL IMPLICATIONS</u> N/A.
LEGAL IMPLICATIONS Legal documentation to be completed outlining terms of the transfer including all necessary land registry requirements
<u>ANY OTHER COMMENTS</u>

PLEASE RETURN TO THE MONITORING OFFICER AS SOON AS A DECISION IS MADE OR AS REASONABLY PRACTICABLE THEREAFTER

