




RECORD OF OFFICER DELEGATED DECISIONS

TITLE:	Freehold acquisition of Land adjoining Boston College, Skirbeck Road, Boston (PE21 6JF).				
DECISION:	To acquire the freehold title of the land adjoining Boston College, Skirbeck Road, Boston, PE21 6JF, edged red on the official copy of the title plan registered under Title number LL376274 filed at the Registry, as set out at Appendices 1 and 2, for £1.				
DECISION MADE BY:	Assistant Director, Assets.				
DATE DECISION MADE:	10 October 2023.				
REASON FOR DECISION:	To support delivery of the 2023/24 – 2024/25 GMLC refurbishment programme.				
DETAILS OF ANY ALTERNATIVE OPTIONS CONSIDERED:	<p>1 – Not to acquire the land for £1 – not recommended as this would negatively impact on the project.</p> <p>No other realistic options exist.</p>				
AUTHORITY FOR DECISION:	<p>This Officer decision has been made pursuant to section 7.13 of Part 3a – Section 12 – Officer Scheme of Delegation – February 2021 of the Council’s Constitution, following consultation and support of the Portfolio Holder as prescribed.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">7.13</td> <td style="width: 60%;">Acquisition of land - To agree terms and acquire the freehold or leasehold of any land and buildings where the estimated Market Value of the freehold £50,000 or annual rent does not exceed £5,000</td> <td style="width: 15%; text-align: center;">Executive</td> <td style="width: 15%; text-align: center;">Consultation with Portfolio Holder</td> </tr> </table> <p>Scheme of Delegation in force at</p> <p>https://democracy.boston.gov.uk/documents/s13778/Part%203a%20-%20Section%2012%20-%20Officer%20Scheme%20of%20Delegation%20-%20February%202021.pdf</p>	7.13	Acquisition of land - To agree terms and acquire the freehold or leasehold of any land and buildings where the estimated Market Value of the freehold £50,000 or annual rent does not exceed £5,000	Executive	Consultation with Portfolio Holder
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SUPPORTING PAPERS:	<p>HM Land Registry, Official copy of register of title – Title number LL376274 – Appendix 1.</p> <p>HM Land Registry, Official copy of title plan – Title number LL376274 – Appendix 2.</p> <p>The final form TR1 will be duly signed as a Deed by an authorised signatory of the Council, with the transfer being dealt with by a duly</p>				

	<p>appointed Solicitor acting for the Council and be subject to all normal land acquisition due diligence. All costs associated with the acquisition will be met from the approved scheme budget.</p> <p>The acquisition is supported by the Council’s adopted asset strategy – South and East Lincolnshire Councils Partnership - Asset Management Strategy, 2023 – 2028, that sets out:</p> <p>8 <i>Asset Disposal and Acquisition</i></p> <p>8.1 <i>The decision to dispose of any land asset, whether by way of a long lease or freehold disposals; or to acquire any land asset, shall only be effected in accordance with each Council’s constitution. Assets can be declared surplus and/or disposed of for a number of reasons, congruent with the principles set out at section 2.6, including but not being limited to when:</i></p> <ul style="list-style-type: none"> • <i>they make no contribution to the delivery of services</i> • <i>their retention is not economically viable</i> • <i>they afford no strategic or value opportunity, or when;</i> • <i>an alternative has been identified which would be more cost effective.</i> <p><i>Equally, assets can be acquired, where, for example,</i></p> <ul style="list-style-type: none"> • <i>they contribute towards service delivery</i> • <i>they support growth or any strategic, community, environmental or social value outcome</i> • <i>they can generate income, or,</i> • <i>where they release an asset for disposal</i> <p>8.2 <i>When making a decision about an asset disposal or acquisition which falls outside of the adopted Scheme of Delegation to Members or Officers, the respective Council’s Executive will receive an appropriate report, make any decision necessary and fit, referring the matter to Full Council where required.</i></p>	
OFFICER/COUNCILLO R INTERESTS DECLARED:	None.	
CONTACT PERSON:	Andy Fisher	Telephone number: 01205 314200
SIGNATURE		Date: 10 October 2023

Notes: When the decision has been made the relevant officer should complete the report within 14 days and send it to Democratic Services for publication on the Council’s website in accordance with the Openness of Local Government Regulations 2014.

