

CYNGOR SIR YNYS MÔN	
COMMITTEE:	Isle of Anglesey County Council
DATE:	14 September, 2010
TITLE OF REPORT:	Revised Disposal of Land at Penucheldre
PURPOSE OF REPORT:	To note a decision taken as a matter of urgency by the Executive Committee on 16 March, 2010
REPORT BY:	DIRECTOR OF HOUSING & SOCIAL SERVICES

1.0 BACKGROUND

The attached report (Appendix 1) was presented to the Executive on 16 March, 2010 as a matter of urgency. This was in order to secure the sale of land before the end of the financial year, thereby safeguarding significant social housing grant investment from the Welsh Assembly Government, in accordance with paragraph 4.5.16.10 of the Constitution.

The proposed sale was in jeopardy due to a discrepancy in the original plans which was discovered at a late stage by the solicitors completing the property transaction.

For information, the Executive on the 16 March, 2010 “**RESOLVED that authority be given to officers to correct the land disposal plan previously approved by the Executive in January, 2009 and in accordance with the land edged in green as shown in Appendix B of the report.**”

ISLE OF ANGLESEY COUNTY COUNCIL

COMMITTEE:	EXECUTIVE
DATE:	16 MARCH 2010
TITLE OF REPORT:	REVISED DISPOSAL OF LAND AT PENUCHELDRE
PURPOSE OF REPORT:	TO SEEK URGENT APPROVAL TO AMEND DISPOSAL PLANS PREVIOUSLY AGREED DURING JANUARY 2009
REPORT BY:	DIRECTOR OF HOUSING & SOCIAL SERVICES

1.0 BACKGROUND

1.1 A meeting of the Executive held on 19th January, 2009 resolved to dispose of a parcel of land, outlined in red on the attached plan (Appendix A), to Cymdeithas Tai Eryri (CTE).

1.2 The wording of the Executive's resolution specifically refers to the plan edged red as the land authorised to be sold and, therefore, authority currently exists to sell the land edged red and no other.

1.3 The purpose of the proposed disposal is to enable CTE to extend existing accommodation at Penucheldre in order to provide Extra Care residential units. The provision of Extra Care units contributes towards national and local health, social care and well-being objectives of promoting and supporting independence in old age.

2.0 THE CURRENT POSITION

2.1 Solicitors working towards completion of this property transaction have highlighted a discrepancy between land already in CTE ownership and that parcel of land to be sold as per Appendix A.

2.2 The plan at Appendix B shows the extent of the Council's and CTE's title to land at Penucheldre. Members will note that the sale of the land edged in red as previously agreed would result in the Council retaining a strip of land shown edged in green in the middle of CTE's proposed development.

2.3 It was clearly not the Council's intention to retain ownership of a strip of land which threatens the viability of this important scheme and associated local investment.

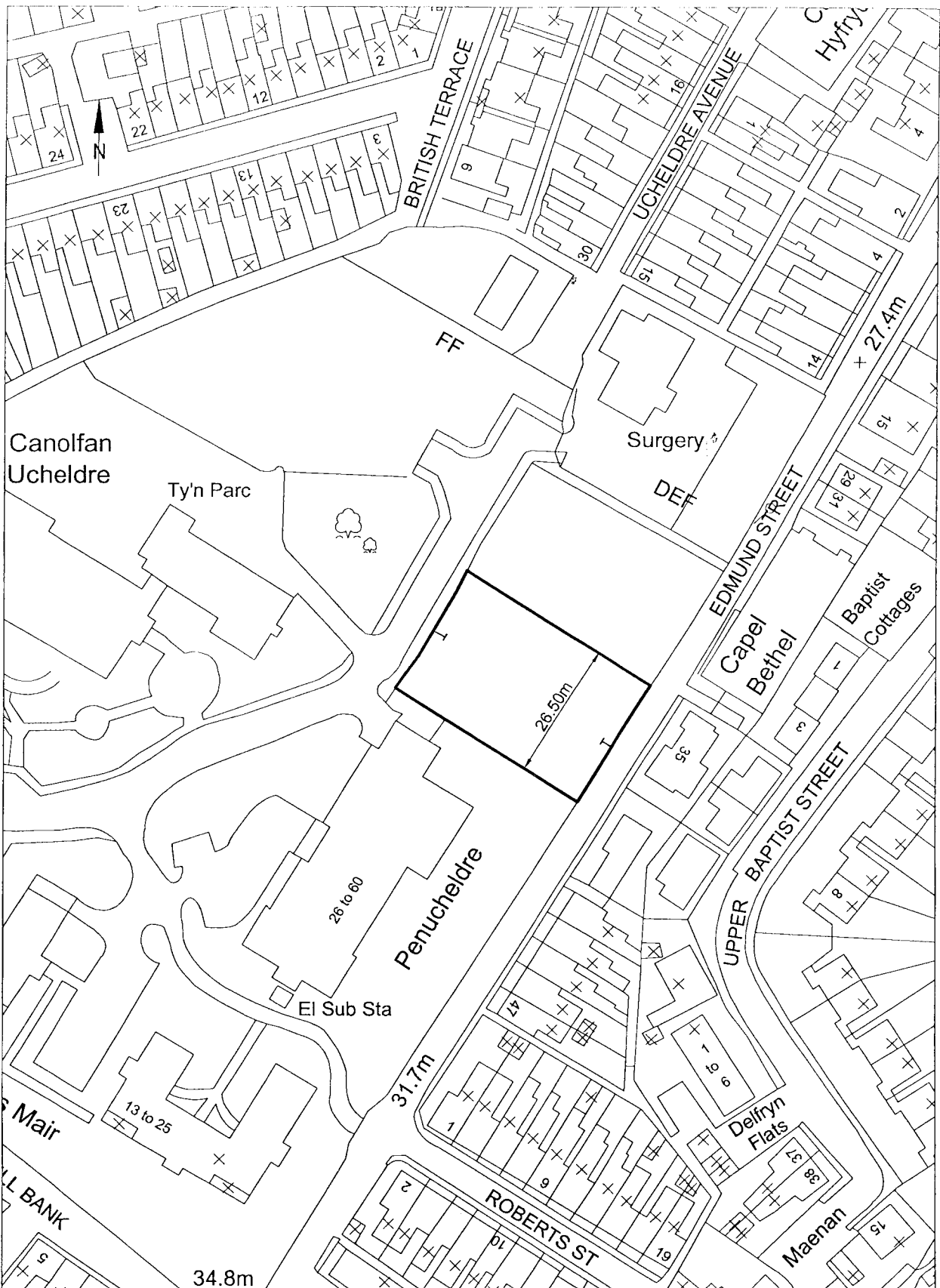
2.4 The District Valuer has confirmed that revising and correctly plotting the parcel of land to take into account the strip of land mentioned above would have no bearing on the original valuation.

2.5 Failure to complete this transaction before the end of March may involve the loss of significant Social Housing Grant from WAG. Entire scheme costs runs to several million pounds.

The Council Chairman has confirmed his support for this proposal and to it being treated as a matter of urgency. As a result, in accordance with paragraph 4.5.16.10 of the Constitution, the call-in procedure shall not apply if the Executive resolves to accept recommendation 3.1 below.

3.0 RECOMMENDATION

3.1 Members are requested to delegate authority for officers to correct the land disposal plan previously approved in January, 2009. The amended plan will include the land edged in green as shown in Appendix B.



CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL

Information Collected From: Ordnance Survey
Property Data (Planning, Taxation and Property)
Source: The Ordnance Survey Map, 1:12,500
GWASANAETHAU EIDDO
PROPERTY SERVICES

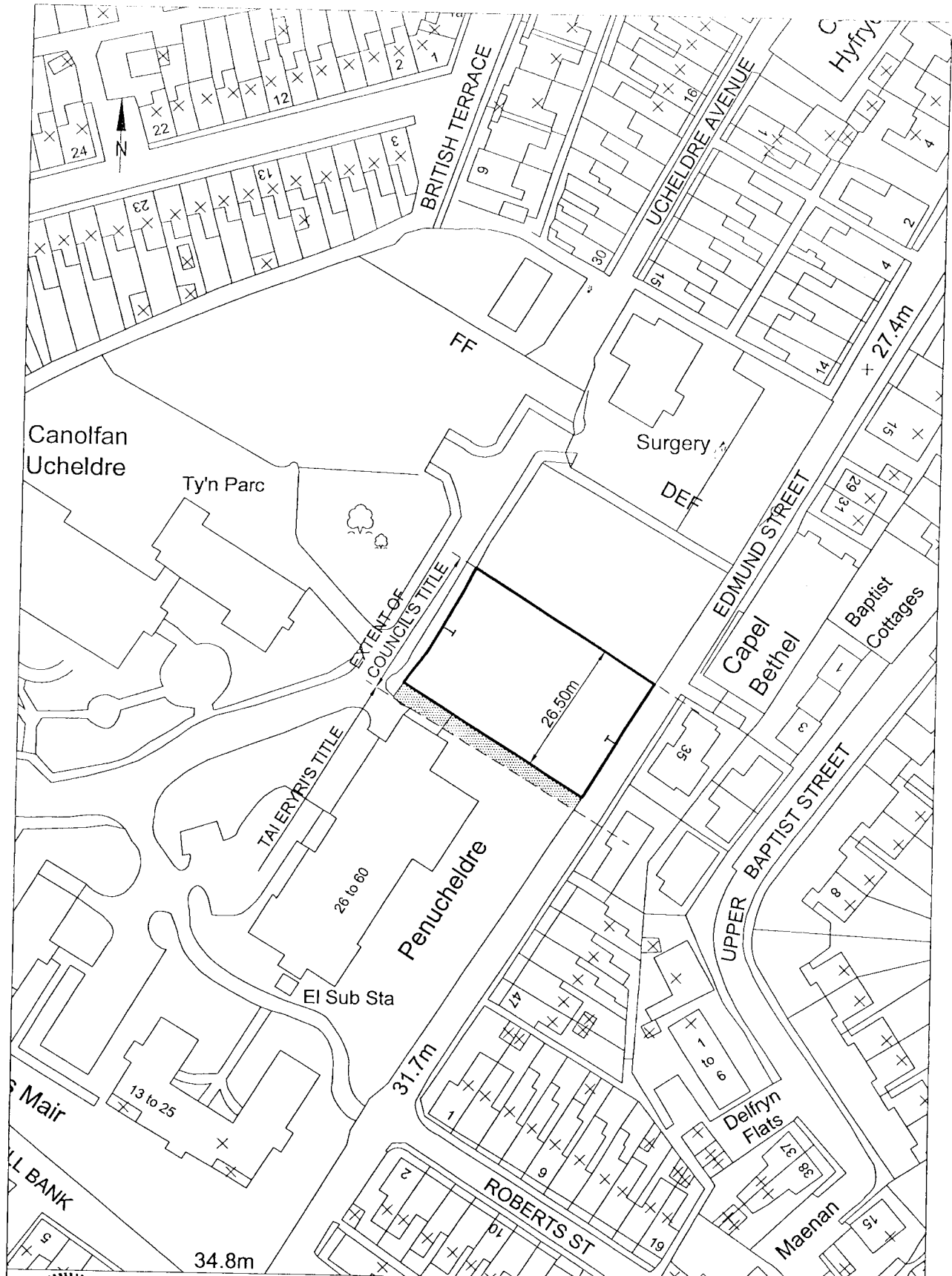
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LAND ADJACENT TO PENUCHELDRE, HOLYHEAD
APPENDIX A

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COUNTY COUNCIL

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PROPERTY SERVICES

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LAND ADJACENT TO PENUCHEDRE, HOLYHEAD
APPENDIX B

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