

**Single Member Cabinet Decision****Executive  
Forward Plan  
Reference****E3255****Transfer of land at Bathampton Meadows**

<b>Decision maker/s</b>	Cllr Richard Samuel, Cabinet Member for Resources
<b>The Issue</b>	<ul style="list-style-type: none"><li>• To consider the proposal to transfer the freehold interest in land at Bathampton Meadows to the National Trust at less than best consideration.</li><li>• This report covers the background to the proposed transfer, identifies the benefits arising from this and addresses key financial, legal and other considerations</li></ul>
<b>Decision Date</b>	Not before 20 <sup>th</sup> February 2021
<b>The decision</b>	<p>The Cabinet Member agrees to:</p> <ul style="list-style-type: none"><li>• Approve the imposition of the proposed voluntary conditions on the proposed freehold interest transfer, noting the implications this will have on the unrestricted value of the asset.</li><li>• Approve the freehold interest transfer of the land at Bathampton Meadows (as a Community Asset Transfer) at less than best consideration for transfer during 2021. Printed on recycled paper</li><li>• Delegate to the Head of Estates authority for the completion of the transfer of the asset to the National Trust for the consideration of one Peppercorn.</li></ul>
<b>Rationale for decision</b>	<ul style="list-style-type: none"><li>• It is considered that the long term permanency of preservation provided by the National Trust coupled with the exceptional nature of the community and environmental benefits, achieved through this proposed disposal significantly outweigh the loss of the open market consideration and justify a freehold transfer of for the land.</li><li>• These social and environmental values have been calculated by the National Trust at £104,708 per annum. They have applied a mix of natural capital valuation tools, which calculate the additional social and environmental value their ownership will provide. The Net Present Value over 30 years is estimated at £2,288,203. In addition to this the projected value of volunteer time has been calculated at £10,900 per annum. These figures have been independently assessed by environmental economic consultants Eftec who have verified the methodologies and figures.</li><li>• This permanency of preservation along with the net present value calculations, which have been assessed and verified by Eftec, far exceed not only the restricted but also the unrestricted value of the asset, providing the justification for the transfer of the freehold interest.</li></ul>

<b>Financial and budget implications</b>	<ul style="list-style-type: none"> <li>• The transfer of the land in return for the consideration of one peppercorn will involve the Council forgoing the right to receive a capital receipt of £460,000 representing the restricted value of the asset reflecting the terms of the proposed disposal to the National Trust.</li> <li>• This transfer will also prevent the Council from realising the unrestricted value of £915,000.</li> <li>• The Council currently receives approximately £3,500 per annum in revenue from the tenant, the benefit of which will pass to the National Trust following the transfer.</li> </ul>
<b>Issues considered</b>	Social Inclusion; Customer Focus; Sustainability; Human Resources; Property; Young People; Equality (age, race, disability, religion/belief, gender, sexual orientation); Human Rights; Corporate; Health & Safety; Impact on Staff; Other Legal Considerations
<b>Consultation undertaken</b>	<ul style="list-style-type: none"> <li>• Bathavon North Ward Councillors; Cabinet colleagues; Batheaston and Bathampton Parish Councils; Environment Agency, Canal &amp; Rivers Trust, Wessex Water, Avon Wildlife Trust, West of England Nature Partnership, Bristol Avon Catchment Partnership, Bathampton Meadows Alliance; Section 151 Finance Officer; Chief Executive; Monitoring Officer</li> </ul>
<b>How consultation was carried out</b>	<ul style="list-style-type: none"> <li>• Presentation at Bathavon North Forum February 2020</li> <li>• This proposal has been supported by local community groups, including Bathampton Meadows Alliance and Avon Wildlife Trust.</li> <li>• In 2018 the proposal received cross party support to protect the meadows for future generations.</li> <li>• Following the transfer of ownership, the National Trust will undertake consultation with partner organisations and the local community to develop a joint vision for Bathampton Meadows.</li> </ul>
<b>Other options considered</b>	<ul style="list-style-type: none"> <li>• B&amp;NES continue to manage Bathampton Meadows. This will not deliver the additional environmental and social values that the National Trust have identified.</li> </ul>
<b>Declaration of interest by Cabinet Member(s) for decision:</b>	{State the nature of interest and whether interest is a disclosable pecuniary interest or an 'other' interest, including any conflict of interest, (as defined in Part 2, A and B of the Code of Conduct and Rules for Registration of Interests). Cabinet Members must not make any Single Member Decisions in relation to a matter affecting their own ward. Any Member who needs to clarify any matters relating to the declaration of interests is recommended to seek advice from the Council's Monitoring Officer, or a member of their staff, before taking the decision. If there is no interest then put 'none'}
<b>Any conflict of interest declared by anyone who is consulted by a Member taking the decision:</b>	

<b>Name and Signature of Decision Maker/s</b>	Cllr Richard Samuel
<b>Date of Signature</b>	
<b>Subject to Call-in until 5 Working days have elapsed following publication of the decision</b>	