

<b>SUBJECT:</b>	Land at Boundary Road, Taplow	Boundary Wall Stabilisation work
<b>REPORT OF:</b>	Officer Management Team -	Director of Services
	Prepared by	- Head of Environment

## 1. Purpose of Report

- 1.1. The purpose of this report is to update the Policy Advisory Group on the work to the boundary wall enclosing land at Boundary Road, Taplow

## 2. Links to Council Policy Objectives

- 2.1 The future management of this site will contribute to the Council's aim to make our environment measurably cleaner, healthier and managed in a way to preserve it for future generations.
- 2.2 This matter also progresses the aims of the Council's Asset Management Plan through working with the Parish Council.

## 3. Background

- 3.1. The Council owns the land to the south of Taplow village and this is shown edged in shaded grey on the plan at Appendix A.
- 3.2. This matter was reported to the Resources PAG 23<sup>rd</sup> March 2010. The report set out the background and suggested that the site should be made available for use by the local residents for recreation and the enjoyment of the natural environment. After considering all the information available the PAG agreed to advise the Portfolio Holder to recommend to Cabinet and Council that: -

- 1 - A 125 year lease of the land at Boundary Road, Taplow at a peppercorn rent be offered to Taplow Parish Council,
- 2 - A clause is inserted in the lease requiring Taplow Parish Council to undertake to use, maintain and secure its boundaries against redevelopment or alternative uses,
- 3 - Each side to bear their own legal costs,
- 4 - Delegated authority is given to the Resources Portfolio Holder to agree any minor amendments, in consultation with the Head of Environment.

This matter was subsequently agreed by Cabinet and Council

- 3.3. Members of the Environment PAG via email on 25<sup>th</sup> July 2010 agreed to release monies from the Gladys Jones bequest that had been left to the Council for environmental improvements in Taplow as follows:

- 1 - £5000 is released to Taplow Parish Council for the purposes set out in this report to fund improvements at this land.
- 2 - A further £2,500 might be required, to be release from the bequest subject to the results of structural survey, to carry out wall repairs to the boundary wall.

- 3.4. Members of the Resources PAG on 31 October 2011 agreed to stabilising the boundary wall and rebuilding at a cost of £12,400, to be funded from capital budget, the balance coming from the Gladys Jones Memorial fund of £5000.

#### 4.0 Discussion

- 4.1 The total repair works cost £17,139 against an anticipated cost of £12,400. The additional costs were due to having to obtain a County Council Temporary traffic regulation order and the purchase of additional bricks over and above those anticipated and repairing the fence with the adjoining property.
- 4.2 The lease to the Parish Council is concluded. They required an additional clause to be inserted in the lease under the landlords covenant with the tenant to indemnify and keep indemnified the Tenant against any valid and enforceable claim arising directly from the covenant detailed with the conveyance dated “to maintain a sufficient wire fence on the southerly and westerly boundary” Officers do not expect this to cause any difficulties.

#### 5. Resources, Risk and Other Implications

- 5.1 The financial implication the additional capital expenditure will be met from the existing Budget.

#### 6. Summary

The Policy Advisory Group is asked to note the contents of this report

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<b>Background papers</b>	<b>Services working file</b>