



REPORT FOR DECISION

Item No:- FC22/080

Committee:-	Finance and Governance Committee
Date:-	29 th March 2023
Author:-	Martin Hammond, Clerk
Report Title:-	Registration of Allotments with Land Registry
Wards Affected:-	Avondale Grange, Pipers Hill, All Saints, William Knibb, St Michaels and Wicksteed

1. Purpose of Report

To seek approval to incur legal costs in registering the Council's allotments with the Land registry

2. Recommendations

That Wilson Browne Solicitors be asked to act on the Council's behalf to register its allotments with the Land Registry, for a fee of £950

3. Information

- 3.1. Upon transfer of the allotments to the Town Council on 1st April 2021, the Land Registry should have been advised and ownership changed on the register. This did not happen and it was only when dealing with a request from Western Power who wanted to lay cables across part of Northfield Avenue allotments, that the omission came to light.
- 3.2. Since then the clerk has been trying to get documentation from NNC to permit the registration to proceed. This is now imminent and as most of the documentation has now been received, it is necessary to ask a solicitor to carry out the registration.
- 3.3. Wilson Browne are already acting for the Council in the matter of the easement for Western Power, so it would make sense for them to complete the registration as well. Their fee is £950 plus VAT.
- 3.4. Registration includes the two parcels of land not included in the original transfer at South End Allotments. At this stage, NNC seem unwilling to transfer the Green Patch along with the other allotments but are considering the matter.

4. Consultation and Engagement

None

5. Finance, Legal and Resource Implications

5.1. It is the responsibility of the acquiring party to register the change of ownership with the Land Registry.

5.2. The income to be received from Western Power for the easement is £2538. This sum will therefore be available to cover the costs of this registration.

6. Climate change implications

None

7. Policy Implications

The Council's ability to manage its allotments is constrained until proper registration is achieved.

Background Papers

Quote from Wilson Browne
Correspondence with NNC since January 2022