

## Report of the Portfolio Holder for Economic Development and Asset Management

### BEESTON STATION – ENABLING ACCESS FOR ALL

#### 1. Purpose of Report

To recommend that Broxtowe Borough Council agree in principal to the disposal of 165 sq m of land held by long-leasehold to Network Rail in order to facilitate works to improve the access for all at Beeston Station.

#### 2. Recommendation

**Cabinet is asked to RESOLVE that the transfer of land to Network Rail be approved.**

#### 3. Detail

Network Rail are currently undertaking design works to install lifts at Beeston Station to make the Station accessible for all. Please see the design illustrations for this in appendix 1.

To enable the works Network Rail would need to permanently acquire a parcel of land extending 165 sq m from Broxtowe Borough Council, coloured purple in appendix 2.

Land identified for permanent land acquisition is held by Broxtowe Borough Council in leasehold ownership under land registry title NT541465. The long lease of one peppercorn to Broxtowe Borough Council. The lease expiry date is 01 August 2117.

The freeholders of this land are RR RAINBOW (NORTH) LIMITED (incorporated in Jersey). Managed by London & Scottish Property (LSPIM). LSPIM have confirmed that they have no issues with Network Rail acquiring this land subject to Broxtowe Borough Council's agreement.

Any sale will be subject to the Council's land disposal policy, Scheme of Delegation and an independent valuation report.

#### 4. Financial Implications

The comments from the Head of Finance Services were as follows:

There are no significant additional financial implications for the Council, with action being within existing resources.

The anticipated capital receipt from the land sale will be nominal, with a confirmed valuation still to follow. Any professional fees and other costs associated with the

transaction will be covered by Network Rail as part of their requirement to buy the site for facilitating the scheme. With the pedestrian slope being included in the purchase area, there will be a notional maintenance saving in releasing this area of the Council's ownership and responsibility.

5. Legal Implications

The comments from the Monitoring Officer / Head of Legal Services were as follows:

Whilst there are no direct legal implications arising from this report, if the land due to be disposed forms the part of the demise of the Leasehold extent then a variation of the lease will also need to be agreed and completed. Legal Services will asset where required.

6. Human Resources Implications

The comments from the Human Resources Manager were as follows:  
N/A

7. Union Comments

The Union comments were as follows:  
N/A

8. Climate Change Implications

The comments from the Waste and Climate Change Manager were as follows:

Although the land purposed for sale is already hardstanding, any further developments upon this may increase climate change impacts. Sustainability of any further development works should be carefully considered and mitigation measures included where possible.

9. Data Protection Compliance Implications

This report does not contain any [OFFICIAL (SENSITIVE)] information and there are no Data Protection issues in relation to this report.

10. Equality Impact Assessment

N/A

11. Background Papers

Nil

APPENDIX 1

3D Layout of proposed works:



Existing View behind platform 1



Existing View behind platform 2



Proposed View behind platform 1



Proposed View behind platform 2

APPENDIX 2

Land Purchase Requirements (Platform 2 side):

