

To: Paul Osborn (Chairman) Chris Kennedy
David Andrews (Vice Chairman) Heather Johnson
Susan Barker Graham McAndrew
Ross Houston Mary Sartin

A meeting of the **EXECUTIVE COMMITTEE** (Quorum – 4) will be held by remote access on:

THURSDAY, 23 JUNE 2022 AT 11:30

at which the following business will be transacted:

AGENDA

Part I

1 To receive apologies for absence

2 **DECLARATION OF INTERESTS**

Members are asked to consider whether or not they have disclosable pecuniary, other pecuniary or non-pecuniary interests in any item on this Agenda. Other pecuniary and non-pecuniary interests are a matter of judgement for each Member. (Declarations may also be made during the meeting if necessary.)

3 **MINUTES OF LAST MEETING**

To approve the Minutes of the meeting held on 26 May 2022 (copy herewith)

4 **PUBLIC SPEAKING**

To receive any representations from members of the public or representative of an organisation on an issue which is on the agenda of the meeting. Subject to the Chairman's discretion a total of 20 minutes will be allowed for public speaking and the presentation of petitions at each meeting.

5 **SICKNESS ABSENCE MONITORING - 2021/22** Paper E/771/22

Presented by Victoria Yates, Head of Human Resources

6 **UPDATE ON EAST INDIA DOCK BASIN PROJECT**

Presentation by Paul Roper, Head of Project & Funding Delivery

- 7 **PROPOSED SALE OF SITE AT MILE AND LANGLEY Paper E/772/22**
NURSERY, CROOKED MILE, WALTHAM ABBEY

Presented by Beryl Foster, Deputy Chief Executive

- 8 **Such other business as in the opinion of the Chairman of the meeting is of sufficient urgency by reason of special circumstances to warrant consideration.**
- 9 **Consider passing a resolution based on the principles of Section 100A(4) of the Local Government Act 1972, excluding the public and press from the meeting for the items of business listed on Part II of the Agenda, on the grounds that they involve the likely disclosure of exempt information as defined in those sections of Part I of Schedule 12A of the Act specified beneath each item.**

AGENDA
Part II
(Exempt Items)

- 10 **PROPOSED SALE OF SITE AT MILE AND LANGLEY Paper E/773/22**
NURSERY, CROOKED MILE, WALTHAM ABBEY

Presented by Beryl Foster, Deputy Chief Executive

Not for publication following the principles of the Local Government Act 1972, Schedule 12A, Part I, Section 3

- 11 **Such other business as in the opinion of the Chairman of the meeting is of sufficient urgency by reason of special circumstances to warrant consideration.**

15 June 2022

Shaun Dawson
Chief Executive

LEE VALLEY REGIONAL PARK AUTHORITY

**EXECUTIVE COMMITTEE
26 MAY 2022**

Members in remote presence:	Paul Osborn (Chairman)	Heather Johnson
	David Andrews (Vice Chairman)	Chris Kennedy
	Susan Barker	Graham McAndrew
	Ross Houston	Mary Sartin

Officers in remote presence:	Shaun Dawson	- Chief Executive
	Beryl Foster	- Deputy Chief Executive
	Dan Buck	- Corporate Director
	Keith Kellard	- Head of Finance
	Marigold Wilberforce	- Head of Property
	Michael Sterry	- Senior Accountant
	Peter Ley	- Property Surveyor
	Stephen Bromberg	- Head of Communications
Sandra Bertschin	- Committee & Members' Services Manager	

Also in remote presence: James Newman – S151 Officer (London Borough of Enfield)

Part I

151 DECLARATIONS OF INTEREST

There were no declarations of interest.

152 MINUTES OF LAST MEETING

THAT the minutes of the meeting held on 28 April 2022 be approved and signed.

153 PUBLIC SPEAKING

No requests from the public to speak or present petitions had been received for this meeting.

154 Q4 CAPITAL PROGRAMME BUDGET MONITORING 2021/22 **Paper E/766/22**

The report was introduced by the Head of Finance.

In response to Members it was advised:

- officers were working with GLL (the venue operator) and suppliers to resolve issues with the pumps and electrical circuits at Lee Valley White Water Centre; and
- an update on the Middlesex Filter Beds project would be provided.

(1) the report was noted.

155 Q4 REVENUE BUDGET MONITORING 2021/22 **Paper E/767/22**

The report was introduced by the Head of Finance.

In response to Members it was advised that the campsites offered great potential and going forward it was hoped that investment would make them more successful.

(1) the report was noted.

156 ANNUAL REPORT ON TREASURY MANAGEMENT ACTIVITY
2021/22

Paper E/765/22

The report was introduced by the Head of Finance.

Members expressed concern regarding possible future interest rate rises in terms of Authority borrowing for the Ice Centre redevelopment and suggested that borrowing secured sooner could be at a lower interest rate. It was agreed to further consider the Ice Centre redevelopment borrowing strategy.

(1) treasury management activity during 2021/22 was noted; and

(2) a target rate of return of 0.50% on investments in 2022/23, as detailed in paragraph 20 of Paper E/765/22 was approved.

157 GRANT OF PERMANENT EASEMENTS FOR UNDERGROUND
CABLES AT LEYTON MARSHES AND LEE VALLEY RIDING
CENTRE (UK POWER NETWORKS)

Paper E/769/22

The report was introduced by the Head of Property.

The Chairman referred Members to the part 2 paper E/770/22.

(1) the granting to UK Power Networks of permanent Easements in relation to the sites shown on the plan at Appendix A to Paper E/769/22;

(2) the compensation agreed and set out in Paper E/770/22 (Part 2) related report in exchange for the permanent Easements; and

(3) an application be submitted to the Secretary of State for consent to the Easements as a disposal of an interest in land was approved.

158 EXEMPT ITEMS

THAT based on the principles of Section 100A (4) of the Local Government Act 1972, the public and press be excluded from the meeting for the items of business below on the grounds that they involve the likely disclosure of exempt information again on the principles as defined in those sections of Part I of Schedule 12A of the Act indicated:

Agenda Item No	Subject	Exempt Information Section Number
11	Grant of Permanent Easements for Underground Cables at Leyton Marshes and Lee Valley Riding Centre (UK Power Networks)	3
12	Proposed 15 Year Lease for the Mooring of Boats on River Lee Navigation Adjacent to Rye House	3

159 GRANT OF PERMANENT EASEMENTS FOR UNDERGROUND CABLES AT LEYTON MARSHES AND LEE VALLEY RIDING CENTRE (UK POWER NETWORKS) Paper E/770/22

(1) the compensation agreed and set out in paragraph 2 of this report in exchange for the permanent Easements as detailed in Paper E/769/22 was approved.

160 PROPOSED 15 YEAR LEASE FOR THE MOORING OF BOATS ON RIVER LEE NAVIGATION ADJACENT TO RYE HOUSE STADIUM Paper E/764/22

The report was introduced by the Deputy Chief Executive.

The Chairman requested a Member Briefing on operation of Authority moorings including environmental impact.

(1) a new 15 year lease granted by Canal & River Trust to the Authority commencing 1 April 2016 of the area of water shown edged red on the plan attached as Appendix A to Paper E/764/22, on terms set out in paragraph 4 of Paper E/764/22;

(2) delegation of the Deputy Chief Executive to approve any non-material changes to the terms; and

(3) the signing and sealing of all necessary legal documentation was approved.

161 PROPOSED 5 YEAR LEASE OF ABERCROMBIE LODGE Paper E/768/22

The report was introduced by the Deputy Chief Executive.

(1) granting a lease of Abercrombie Lodge together with a defined parking area for a term of 5 years from June 2022 on terms set out in paragraph 5 of Paper E/768/22. The demise is shown on a plan in Appendix A to Paper E/768/22;

(2) delegation of the Deputy Chief Executive to approve any non-material changes to the terms; and

(3) the signing and sealing of all necessary legal documentation was approved.

Chairman

Date

The meeting started at 10.33am and ended at 11.36am

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SICKNESS ABSENCE MONITORING – 2021/22

Presented by the Head of Human Resources

EXECUTIVE SUMMARY

This report summarises employee sickness absence levels during 2021/22 and compares them to the target approved by Members. It also recommends a target for 2022/23.

At the Executive Committee in May 2020 (Paper E/672/20) Members approved an annual sickness absence target of 3 days per full time equivalent (FTE) employee. This target was a stretch target based on the Authority's previous performance and above public/private sector comparators.

In April 2020 following transfer of the Leisure Services Contract venues back to the Authority, the FTE in the Authority increased from 84 to 251.

The Authority's average total number of days for sickness absence per FTE in 2021/22 equated to 5.62 days. This is above the Authority's stretch target of 3 days per FTE but is still lower than the national average of 7.3 days, the public sector average of 10.0 days and the private sector average of 6.7 days. Short term sickness averaged at 1.86 days per FTE and long term sickness averaged at 3.76 days per FTE.

The average cost of sickness absence in 2021/22 equated to £320 per employee.

In terms of a target for 2022/23, based on the Authority's sickness absence performance over previous years, it is proposed that a stretch target of 3 days average sickness absence per FTE be continued.

RECOMMENDATIONS

Members Note: (1) the contents of this report; and

Members Approve: (2) a 2022/23 sickness absence target of 3 days per Full Time Equivalent (FTE) for short term sickness.

BACKGROUND

- 1 The Authority's sickness absence target (average sickness per FTE employee) was agreed at the Executive Committee meeting in May 2020 (Paper E/672/20). A

stretch target of 3 days was set, based on the Authority's performance to date and public/private sector comparators.

- 2 The Authority uses comparative public/private sector data from the most recent Chartered Institute of Personnel & Development (CIPD) national survey of Health and Wellbeing at Work in partnership with Simply Health and the annual XpertHR Absence Rates and Costs Survey.

OVERALL PERFORMANCE 2021/22

- 3 The table below compares the Authority's sickness absence performance for 2021/22 to the national, public and private sector performance.

	TOTAL NATIONAL	PUBLIC SECTOR	PRIVATE SECTOR	LVRPA
Average days lost per FTE per year	7.3 days	10.0 days	6.7 days	5.62 days
Average working time lost per year (%)	3.2%	4.4%	3.0%	4.5%

- 4 This table shows that the Authority's sickness performance for 2021/22 is lower than the public sector, private sector and national averages.
- 5 The table below compares the Authority's sickness absence performance over the past five years.

	TARGET 2021/22	ACTUAL 2017/18	ACTUAL 2018/19	ACTUAL 2019/20	ACTUAL 2020/21	ACTUAL 2021/22
Average sickness absence per FTE	3 days	8.3 days	4.5 days	4.8 days	2.07 days	5.62 days
% time lost to sickness absence	N/A	2.49%	1.48%	1.63%	2.0%	4.5%
Average cost of sickness per employee, per year	N/A	£856	£494	£515	£186	£320

- 6 The Authority's average sickness absence per FTE of 5.62 days for 2021/22 is above the stretch target of 3 days. The total FTE in the Authority for 2021/22 was 220 and in 2020/21 it was 251, whereas in 2019/20 it was 84.
- 7 If long term and short term sickness is separated, the average short-term sickness absence per FTE for 2021/22 is 1.86 days, which is below the target of 3 days per FTE.
- 8 The percentage of time lost due to sickness absence in 2021/22 was 4.5%.

- 9 The average cost of sickness absence was £320 per employee for the financial year 2021/22, which is higher than the 2020/21 average cost of £186 due to the higher number of sick days overall.

SHORT-TERM SICKNESS ABSENCE

- 10 Short-term sickness absence is defined as any period of sickness absence of less than four weeks.
- 11 In 2021/22 short-term sickness absence equated to 30% of the Authority's total sickness absence and the average sickness days per FTE was 1.86 days.
- 12 The table below shows a comparison of the Authority's short-term sickness absence over the last five financial years.
- 13 The number of days attributed to short term sickness has increased when compared to the previous years, however the total FTE has also increased since April 2020.
- 14 Human Resources will continue to closely monitor short-term intermittent sickness in 2022/23 to ensure proactive management.

LVRPA - SHORT TERM SICKNESS ABSENCE					
Year	2017/18	2018/19	2019/20	2020/21	2021/22
Number of Days	228.5	228	204	123.5	355
% of Total Sickness	35%	60%	48%	24%	30%
Average sickness absence per FTE (short term sickness only)	2.9 days	2.7 days	2.3 days	0.49 days	1.86 days

- 15 The Authority's recorded top five reasons for short-term sickness absence in 2021/22 were Covid-19, headache/migraine, colds/flu, operation and musculoskeletal problems. In comparison, the CIPD's 2022 Health and Wellbeing at Work Survey Report reported the top five reasons as Covid-19, colds/flu, stomach upset, headaches/migraines and musculoskeletal injuries.

LONG-TERM SICKNESS ABSENCE

- 16 Long-term sickness, in accordance with the Authority's Sickness Absence Procedure, is defined as any continuous period of sickness absence in excess of four weeks. The table below shows long-term sickness levels for the last five financial years.

LVRPA - LONG TERM SICKNESS ABSENCE					
Year	2017/18	2018/19	2019/20	2020/21	2021/22
Number of Days	419	156	221	397	827
% of Total Sickness	65%	40%	52%	76%	70%

- 17 Long-term sickness absence in the 2021/22 period was 827 days, consisting of 10

employees.

These 10 cases were mainly due to operations and injuries, but also mental health and cancer. 5 employees have returned to work, with 2 of those still on a phased return. 3 employees resigned and no longer work for the Authority and 2 employees were still off sick when they transferred to Greenwich Leisure Limited (GLL) on 1 April 2022. In comparison, the CIPD reported mental ill health, musculoskeletal injuries, stress, acute medical conditions and long Covid as the main causes of long term absence.

- 18 The Authority will continue to closely manage long-term sickness in 2022/23 in order to ensure proactive management.

COVID-19

- 19 More than two years on from the onset of the pandemic, we hope the immediate health crisis is in retreat, but the health impacts of Covid-19 may well be with us for a long time and the prevalence and impact of long Covid is emerging as a significant concern. The condition is not yet fully understood or defined, but it can have serious debilitating implications for some individuals.

- 20 For any employees suffering with long Covid the Authority is taking steps to support them, mainly through occupational health assessments, tailoring support and adjustments to individual needs and promoting flexible working where necessary.

- 21 The pandemic has continued to have an extensive impact on ways of working and patterns of behaviour, with widespread implications for people's wellbeing, so the Authority has taken additional action through providing more tailored support to address individuals' needs and concerns and an increased focus on employees' mental health.

MANAGING SICKNESS ABSENCE

- 22 The Authority's Sickness Absence Procedure includes:

- return to work interviews;
- detailed monitoring of both short and long term sickness absence with reports to Senior Management;
- managers maintaining regular contact with employees during their absence;
- referrals to Occupational Health (OH) professionals; and proactively obtaining consent from employees regarding any relevant medical reports.

Following an employee's return to work after a long-term sickness absence, reasonable adjustments are considered in consultation with the employee, manager, HR, Health & Safety and OH professionals to ensure the transition back into the workplace does not put the employee at further risk of sickness absence. The Authority also has a Capability Procedure which includes a framework for effectively managing sickness absence.

- 23 The Authority's Capability and Disciplinary Procedure and the continuing management of sickness absence, as set out in the Authority's Sickness Absence Procedure, enables the Authority to continue to effectively manage short and long term absence. These procedures were reviewed during 2021/22 to ensure they

were fit for purpose.

- 24 The Authority has an Employee Assistance Programme (EAP), which is currently provided by Health Assured and offers the following services to all employees and their immediate families:
- 24/7 telephone support;
 - legal information;
 - structured telephone counselling;
 - management support;
 - face to face counselling;
 - on-line counselling;
 - active care – early intervention for stress; and
 - on-line health portal.

MANAGING MENTAL HEALTH & WELLBEING

- 25 Mental ill health has been a significant and growing concern for organisations over the past few years and is the most common cause of long-term absence nationally. The pandemic has exacerbated rates of stress and anxiety for many, with some groups of people (such as those with a pre-existing mental health condition) particularly affected.

The Authority promotes a preventative approach to health and well-being, encouraging and supporting employees using a number of tools including:

- providing an Employee Assistance Programme (EAP) with a 24/7 telephone service for staff, face to face counselling sessions and access to the Health Assured website for advice and signposting;
- providing an Occupational Health (OH) service and active care referrals;
- offering flexible working arrangements;
- offering self funded health cash plans and dental plans;
- providing annual health assessments for its employees; and
- mental health awareness training.

Employees are regularly reminded of the health and wellbeing services provided by the Authority and signposted to other useful sources of information/support via our monthly newsletters, through line managers and HR and regular reminder emails throughout the year.

Over the next five years through the Authority's Business Plan, the Human Resources team will be placing a major focus on health and wellbeing.

CONCLUSIONS AND TARGETS

- 26 The Authority's overall sickness absence performance for 2021/22 was above the stretch target set for the year but was lower than both public and private sector comparators.
- 27 The Human Resources section continues to ensure that managers are recording sickness absence accordingly across the board by reviewing the current procedure and providing training and coaching on how to manage sickness absence. The sickness absence procedure is regularly audited as part of the audit plan.

- 28 The Authority's employee numbers significantly increased between 2020/21 and 2021/22 due to the transfer of staff from Lee Valley Leisure Trust Ltd (the Trust) and Vibrant Partnerships to LVRPA. Therefore, along with the Covid-19 Pandemic and the furlough scheme the sickness data and comparisons during these two financial years are somewhat skewed compared to previous years.
- 29 Based on the Authority's performance in 2021/22 and the underlying positive performance for short-term sickness, it is proposed that the stretch target for sickness absence in 2022/23 remains at 3 days per FTE but is for short term sickness only rather than for all sickness absence.

ENVIRONMENTAL IMPLICATIONS

- 30 There are no environmental implications arising directly from the recommendations in this report.

FINANCIAL IMPLICATIONS

- 31 The financial impact of sickness absence is set out in the report and has been managed within the approved employees' budget for 2021/22.

HUMAN RESOURCE IMPLICATIONS

- 32 The human resource implications are detailed within the body of this report.

LEGAL IMPLICATIONS

- 33 There are no legal implications arising directly from the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

- 34 In line with the Authority's Strategic Risk Register, there is always a potential risk that insufficient human resources through high sickness levels could mean that certain corporate objectives may not be met. To mitigate this risk senior managers review long-term sickness to ensure adequate cover is in place with the necessary resources to ensure service levels are not adversely impacted. Resources are identified through the monthly budget monitoring process.

EQUALITY IMPLICATIONS

- 35 There are no equality implications arising directly from the recommendations in this report.

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PREVIOUS COMMITTEE REPORTS

Executive Committee	E/58/10	Sickness Absence Monitoring 2009/10	20 May 2010
Executive Committee	E/131/11	Sickness Absence Monitoring 2010/11	26 May 2011

Executive Committee	E/210/12	Sickness Absence Monitoring 2011/12	24 May 2012
Executive Committee	E/278/13	Sickness Absence Monitoring 2012/13	23 May 2013
Executive Committee	E/352/14	Sickness Absence Monitoring 2013/14	15 May 2014
Executive Committee	E/406/15	Sickness Absence Monitoring 2014/15	21 May 2015
Executive Committee	E/449/16	Sickness Absence Monitoring 2015/16	26 May 2016
Executive Committee	E/499/17	Sickness Absence Monitoring 2016/17	26 May 2017
Executive Committee	E/563/18	Sickness Absence Monitoring 2017/18	24 May 2018
Executive Committee	E/621/19	Sickness Absence Monitoring 2018/19	23 May 2019
Executive Committee	E/672/20	Sickness Absence Monitoring 2019/20	21 May 2020

LIST OF ABBREVIATIONS

CIPD	Chartered Institute of Personnel & Development
EAP	Employee Assistance Programme
FTE	Full Time Equivalent
GLL	Greenwich Leisure Limited
OH	Occupational Health
LVRPA	Lee Valley Regional Park Authority
the Trust	Lee Valley Leisure Trust Ltd (trading as Vibrant Partnerships)

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**PROPOSED SALE OF SITE AT MILE AND LANGLEY
NURSERY, CROOKED MILE, WALTHAM ABBEY**

Presented by the Deputy Chief Executive

EXECUTIVE SUMMARY

In November 2017 (Paper E/526/17) Members agreed that in principle at that time the Mile & Langley Nurseries site (shown edged in red on the plan attached as Appendix A to this report) was no longer required for Park purposes. The site lies in the north of the Park and was acquired as part of the larger 56 hectare area of land known as the Wake Estate in 1969. At the same time officers were also given the go ahead to proceed with marketing the site.

Prior to going out to the open market and following external advice, officers submitted an application for an outline planning consent for residential development to seek to maximise the potential capital receipt in order to achieve best consideration for the Authority.

The application was refused by Epping Forest District Council in 2020. In May 2021 (Paper E/728/21) a report was presented to Executive Committee to approve the Authority entering into a Section 106 agreement as part of the planning appeal process which would be required if the appeal was successful. Members were also asked to note the progress and again it was highlighted that the land was potentially no longer required for Park purposes but that this would be subject to confirmation as part of a future Member decision.

Following the appeal process, outline planning consent was granted and Members are now asked to approve that the Mile and Langley site comprising of 4.1 acres is no longer required for Park purposes and consider it suitable for potential freehold disposal.

RECOMMENDATIONS

- Members Approve:
- (1) to declare the site shown edged red on Appendix A to this report as no longer required for Park purposes and therefore surplus to Authority requirements;
 - (2) the freehold sale of the site based on the terms

as set out in the Part 2 report (Paper E/773/22) on this agenda;

- (3) delegation to the Deputy Chief Executive to make any non-material changes to the terms set out in this report;
- (4) subject to (2) above an application be submitted under S21 of the Lee Valley Regional Park Act 1966 to the Secretary of State for consent to the disposal of an interest in land; and
- (5) subject to (2) and (4) above, the signing and sealing of all necessary legal documentation

BACKGROUND

- 1 The site shown edged red on Appendix A to this report was acquired as part of the larger 56 hectare area of land known as the Wake Estate in 1969. The sites known as Mile and Langley Nurseries were used as glasshouse businesses at the time of acquisition and have continued to be leased out commercially throughout the Authority's ownership albeit for different uses than originally. This site has therefore never formed part of the adjacent open land and consequently has never been open to the public or been used for any Park related purposes.

Officers identified the site as part of the Land and Property Review in 2017 where all of the Authority's landholdings were reviewed. This site was identified by officers and considered by the Land and Property Working Group as potentially being no longer required for Park purposes and Members approved in November 2017 (Paper E/526/17) for the site to be marketed.

- 2 Prior to going out to the open market and following external advice officers submitted an application for an outline planning consent for residential development to seek to maximise the potential capital receipt and to ensure the Authority could achieve best consideration. The application was refused by Epping Forest District Council (EFDC).
- 3 The planning refusal was subsequently appealed by the Authority and in October 2021 the appeal was allowed by the planning inspector. Planning consent was granted by EFDC for a residential development of up to 52 dwellings including 40% affordable housing subject to conditions.
- 4 The planning inspector described the site as currently used for commercial purposes, occupied by two separate businesses, a range of both permanent buildings and temporary single storey structures are located within the site with associated hardstandings, outside storage and parking areas. The inspector also noted that aside from the hedges and trees on the boundaries, and between the two commercial uses, the site is generally devoid of vegetation.
- 5 In March this year Montagu Evans were instructed by the Authority to undertake exploratory marketing of the site. The site was openly marketed via an informal tender process commencing in March 2022, with advertising in the property press (Estates Gazette) on 26 March 2022 and 9 April 2022, as well as direct contact with targeted parties known to Montagu Evans and others that had shown interest in the site to the Authority. The site was also widely marketed via

Montagu Evans' LinkedIn and social media platforms. A bid deadline of 13 May 2022 was set.

- 6 Offers were invited on an unconditional (subject to contract only) basis but with appropriate site sell on, sales revenue and planning overage proposals. On the initial bid deadline of 13 May 2022 a total of 19 offers were received for the site (all unconditional on planning). The level and quantity of offers received highlighted that an open and fair marketing process was achieved.
- 7 The outcome of the marketing exercise and the potential disposal terms have been set out in the Part 2 report.

ENVIRONMENTAL IMPLICATIONS

- 8 The site has at no time been incorporated into any open space and has been subject to the commercial leases mentioned in the report. The planning inspector's view has also been noted in paragraph 4 of the report.

While there are no direct environmental implications for the Authority as a result of the sale of the land, any subsequent development may have an impact on the surrounding Authority land by way of changes in but not limited to drainage, or noise and light pollution. It should though be noted that the purchaser is bidding on the basis of existing permitted planning uses. If an application were made to change the planning uses or pursue development that required planning permission, the Authority will use its role as a planning consultee to ensure that any development of the subject land includes safeguards to protect wildlife and vegetation on its land.

FINANCIAL IMPLICATIONS

- 9 Should it be agreed that the land is surplus to the Authority's requirements and disposed of then the Authority will receive a capital receipt.

The Authority is able under The Local Authorities (Capital Finance and Accounting) Regulations, to use capital receipts to meet the costs directly related to disposal, up to a value equivalent to 4% of the capital receipt.

The net capital receipt achieved on the disposal can be included as part of the capital programme funding plan to support the overall programme going forward.

HUMAN RESOURCE IMPLICATIONS

- 10 There are no human resource implications arising directly from the recommendations in this report.

LEGAL IMPLICATIONS

- 11 There are legal implications arising directly from the recommendations in this report. The Authority is able to dispose of any area of land whether in whole or in part when it is no longer required for Park purposes. This must be a properly applied test under Section 21 of the Lee Valley Regional Park Act 1966 (the Park Act) and all of the facts should be taken into consideration when making a decision to dispose of land. Any disposal will require a formal Member decision under Section 21 of the Park Act and Members are being asked to make that

decision in the Part 2 report (Paper E/773/22). The Authority will also be required to obtain consent from the Secretary of State. Under Section 22 of the Park Act the Authority is required to obtain approval for the use of any capital receipt obtained under Section 21 of the Park Act.

RISK MANAGEMENT IMPLICATIONS

- 12 There are no risk management implications arising directly from the recommendations in this report although it should be noted that the Authority continues to hold land that is not potentially required for Park purposes and with the existing uses do not fall under the Park's remit for leisure, sports and recreation.

EQUALITY IMPLICATIONS

- 13 There are no equality implications arising directly from the recommendations in this report.

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APPENDIX ATTACHED

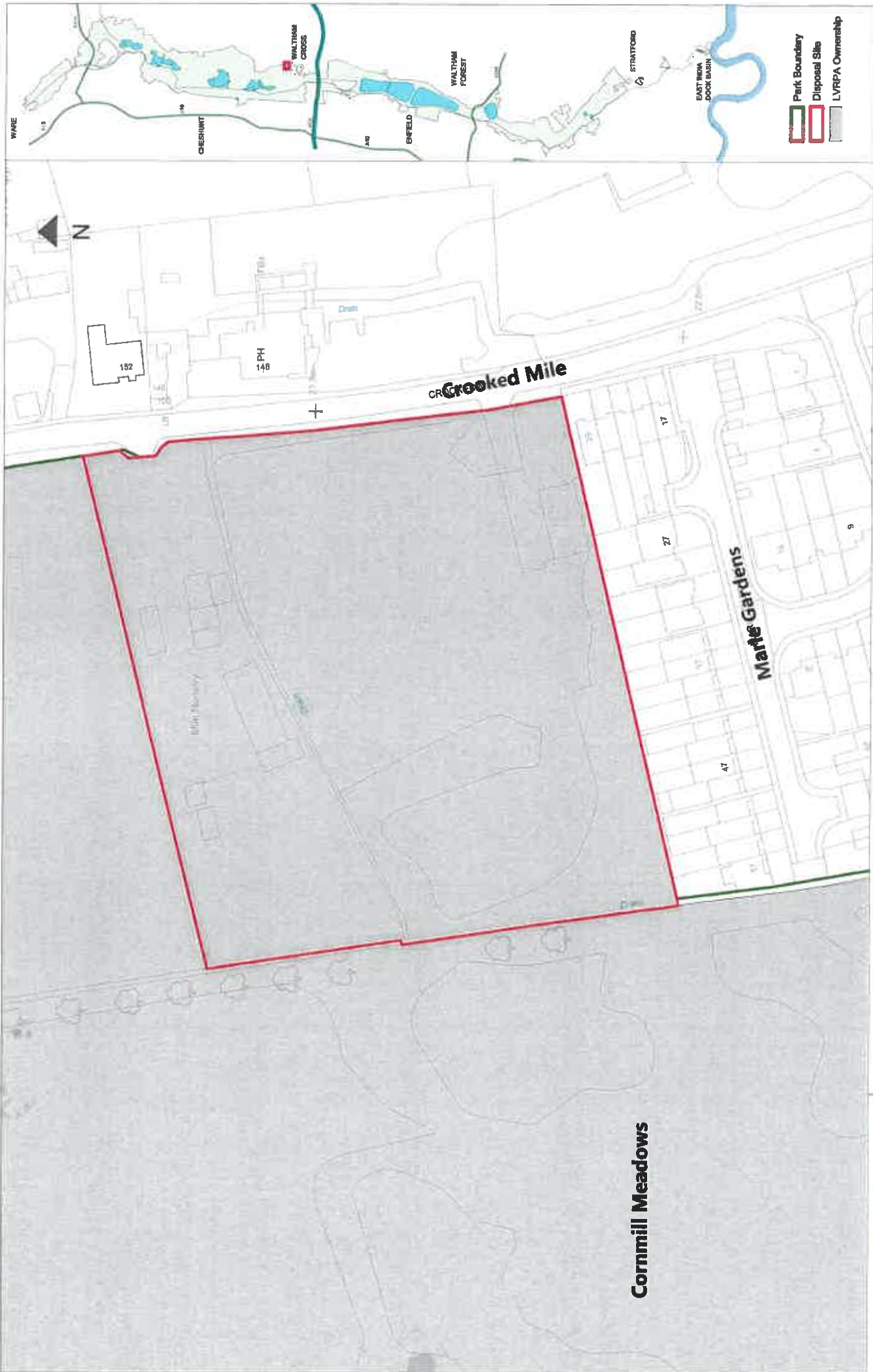
Appendix A Plan showing land to be declared as no longer required for Park purposes

ABBREVIATIONS USED

EFDC Epping Forest District Council
the Park Act Lee Valley Regional Park Act 1966

PREVIOUS COMMITTEE REPORTS

Executive	E/728/21	Langley and Mile Nurseries Planning Appeal – Section 106 Agreement	27 May 2021
Executive	E/526/17	Proposal to Dispose of Site at Langley & Mile Nursery, Crooked Mile, Waltham Abbey	23 November 2017
Executive	E/507/17	Langley & Mile Nurseries, Crooked Mile, Waltham Abbey	22 June 2017



Cornmill Meadows

Appendix A - Land at Langley and Mile Nurseries, Crooked Mile, Waltham Abbey

1:1250 @ A4
14.06.22

Produced by: Corporate GIS (AAB)

M:\Cadcorp Critical Data\User Specific Maps\Cmte Maps 2017 - 202022 Maps\Property\Mile Nursery Disposal\Disposal Cmte 2022 (A8) 130622-PT

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