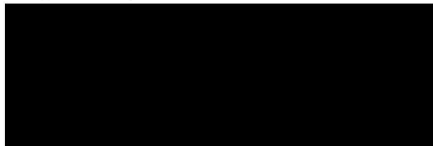
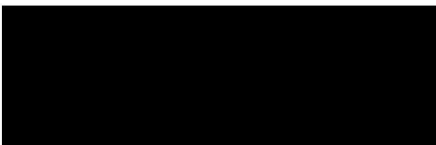
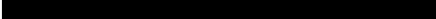


BOROUGH COUNCIL OF KING'S LYNN AND WEST NORFOLK

RECORD OF DECISION TAKEN BY OFFICERS UNDER DELEGATED POWERS

This is a record of a decision taken by an officers under delegated powers and where necessary taken in consultation with members and officers.

REPORT TITLE: DISPOSAL OF LAND AT NAR VALLEY PHASE 3 (BLOCK 6C)

Delegated Power 8.3.1 – Management of Council property interests (excluding Housing Act Tenancies) together with the ability to authorise all related property transactions at market rent/value.
Decision Taken The transfer of the Land at “Nar Valley” Pike Lane, King’s Lynn shaded lilac on the attached plan to the Nar Valley (Block 6C) Management Company Limited. As part of the major housing development at the Nar Ouse Regeneration area communal parking and other associated circulation areas, for the housing units, have been created. Resident Management Companies have been created to hold and manage these areas to pass on the management and repair responsibility. It is therefore proposed to transfer the communal/ circulation areas into the ownership of the management companies and remove these areas of liability from the council.
Reasons for the Decision Estate management
Options considered <ul style="list-style-type: none">- Retain land to which homeowner retain right of enjoyment / use over, and retain associated risks & obligation- Disposal of land to Management Company as per associated house disposal contracts
Any declarations of interest and details of any dispensations granted in respect of interests. N/A
List of Background papers N/A
Authorisation Post Held: Assistant Director Property & Projects Signature: Matthew Henry  Date 25.08.22
Consultation with members/officers If the decision is taken following consultation with the members/officers, please give details: Signed by Member as consulted: Cllr Adrian Lawrence  Date 

Pre-Screening Equality Impact Assessment

Borough Council of
King's Lynn & West Norfolk



Name of policy/service/function: DISPOSAL OF LAND AT NAR VALLEY PHASE 3 (BLOCK 6C)

Is this a new or existing policy/ service/function?: New

Brief summary/description of the main aims of the policy/service/function being screened. The transfer of the Land at "Nar Valley" Pike Lane, King's Lynn shaded lilac on the attached plan to the Nar Valley (Block 6C) Management Company Limited.
Please state if this policy/service rigidly constrained by statutory obligations

Question **Answer**

1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups according to their different protected characteristic, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service? Please tick the relevant box for each group. NB. Equality neutral means no negative impact on any group.	Positive	Negative	Neutral	Unsure
	Age			X
Disability			X	
Gender			X	
Gender Re-assignment			X	
Marriage/civil partnership			X	
Pregnancy & maternity			X	
Race			X	
Religion or belief			X	
Sexual orientation			X	
Other (eg low income)			X	

Question **Answer** **Comments**

2. Is the proposed policy/service likely to affect relations between certain equality communities or to damage relations between the equality communities and the Council, for example because it is seen as favouring a particular community or denying opportunities to another?
No

3. Could this policy/service be perceived as impacting on communities differently?
No

4. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?
No

5. Are any impacts identified above minor and if so, can these be eliminated or reduced by minor actions?
If yes, please agree actions with a member of the Corporate Equalities Working Group and list agreed actions in the comments section
No
Actions:
Actions agreed by EWG member:
Name N/A.....

Assessment completed by: James Grant
Name

Job title: Principal Project Management
Date: 24/08/2022

Please Note: If there are any positive or negative impacts identified in question 1, or there any 'yes' responses to questions 2 – 4 a full impact assessment will be required.

WARNING
 If the estate development and plot numbering shown hereon are revised or not adhered to official approval of any part of the plan affected thereby will be void and developers must provide a new plan or extract of the plan affected to meet approval where revision or change takes place.

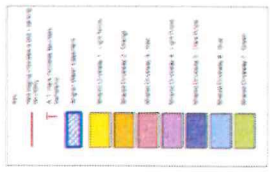
This approval does not confirm that development planning permission has been sought or obtained. Planning permission is dealt with by local planning authorities and not by Land Registry.



Official approval for the purposes set out in the letter (as dated below) in respect of:
Plots 87-105 and 113-119 *
 Date: 21 May 2018
 Source: Open

* and parking spaces 87-92,
 94-100, 102-105, 113-114, 117-119

See attached plans for
 floor levels in respect of
 Plots 91, 99, 104, 117 and 118



CONVEYANCING
S2 - FIT FOR INFORMATION

Hamson Barron Smith
 Conveyancing Solicitors
 1st Floor, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763