

Leicester  
City Council

**WARDS AFFECTED  
CITY WIDE**

**CABINET  
COUNCIL**

**24 JULY 2006  
28 SEPTEMBER 2006**

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## **CITY WIDE ALLOTMENT STRATEGY**

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### **Report of the Corporate Director of Resources**

#### **1. Purpose of Report**

- 1.1 This report is to update Members on the progress of the city wide Allotment Strategy. In order to complete the Strategy, authority is sought for an increase in the Capital Programme of £1,045,000 for the remaining closure and consolidation costs and planned improvements to the retained allotments. This sum is to be funded from earmarked receipts from disposals of land released by the Strategy.

#### **2. Summary**

- 2.1 At the time the Strategy commenced in November 2001, Leicester had some 52 allotment sites covering about 320 acres and about 35% of the 3987 plots were vacant. It was to be self funding and phased over a period of about 5 years with disposal receipts being used to upgrade and improve the remaining allotments, after the costs of obtaining possession of the surplus allotment areas had been met. The estimated costs for these remaining works is identified in Appendix 1.
- 2.2 Appendix 2 provides details of the 14 sites identified as surplus to allotment purposes and where applications have been made to the Secretary of State, for approval under section 8 of the Allotment Act 1925 for their decommissioning and sale or appropriation. Subject to the approval of one outstanding case, all the applications have been approved and resulted in the release of some 67 acres of land.
- 2.3 Details of the released sites and how they have been/will be dealt with are set out in the Supporting Information of this report together with the changes and trends that have occurred as a result of marketing and promotion of allotments.

- 2.4 In order to complete the Strategy and meet the necessary legal requirements as set out in the consents received from the Secretary of State, approval is sought for the expenditure and implementation of the remaining works identified in Appendix 1.

### **3. Recommendations**

- 3.1 Cabinet is recommended to:-
- 3.2 Note the progress to date on the city wide Allotment Strategy and
- 3.3 in order to carry out the works identified in Appendix 1, recommend to Council that it authorise an increase in Regeneration and Culture's Capital Programme of £1,045,000 to be funded from earmarked receipts as a first call on the sale of surplus allotment land.
- 3.4 Authorise additional Prudential Borrowing of up to £250,000 to allow front loading for the most urgent works included in Appendix 1. Such borrowing to be repaid in full when the next receipt from allotment land is received.
- 3.5 Subject to (3.3) and (3.4) above the Corporate Director of Regeneration and Culture be authorised to commission the necessary works and report to the Allotment Users Consultative Committee with the details and timetable.

### **4. Financial and Legal Implications**

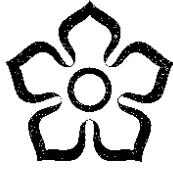
- 4.1 Financial Implications - Nick Booth ext 7460  
The estimated cost of the works required to complete the Allotment Strategy is £1,045,000 including a 7.5% contingency.
- 4.2 It is proposed that the estimated cost of the works identified in Appendix 1 of up to a maximum of £1,045,000 to complete the Strategy be funded as a first call against the next receipts of surplus allotment land. It is anticipated that the next receipt from the Bonney Road site will be completed in the first quarter of the financial year 2007/8 and this will be able to fund a substantial part of the above mentioned works.
- 4.3 If Prudential Borrowing up to £250,000 is undertaken, interest at 5% would have to be met from Regeneration and Culture's revenue budget, until the receipt is received e.g. £250,000 borrowed for one year would result in an interest charge of £12,500.
- 4.4 The exact sum of the capital receipts from surplus allotment land is subject to a number of uncertainties due to planning requirements and the market. However, these receipts are still likely to be substantial and well in excess of the total estimated costs.

- 4.5 The net receipts from the sale of surplus allotment land (after deducting the cost of these works) will contribute either to the Corporate Capital Programme, or be reinvested to contribute towards the Property Services savings required for the Business Improvement Programme, as appropriate.
- 4.6 Legal Implications – Zoe Ayris ext 6342  
The consent of the Secretary of State to dispose of the decommissioned allotments has been received drawing the Council’s attention to section 32(2) of the Smallholdings and Allotments Act 1908.
- 4.7 Section 32(1) of the 1908 Act is the power enabling local authorities to dispose of decommissioned allotments.
- 4.8 Section 32(2) of the Act however requires that any revenue obtained from the sale or exchange of allotment land must be spent on discharging debts associated with the acquisition of allotment land, acquiring new allotment land or on improving or upgrading its existing stock. Only the surplus proceeds may be used for other purposes. It will therefore be necessary to ensure that a detailed audit of expenditure and proceeds are maintained to show that only the surplus has been used for other purposes.
- 4.9 Government guidance also states that if an authority wishes to sell allotment land and existing plotters would be displaced then “adequate provision” must be made for them in accordance with section 8 of the Allotments Act 1925 unless the Secretary of State is satisfied that this is unnecessary or not reasonably practicable. This is acknowledged in various planning policies and as part of this adequate provision, the guidance states that it is essential to ensure that contaminated land is not inadvertently brought into use for allotments. Further guidance also states any replacement sites should not normally be more than three quarters of a mile from the centre of demand (unless plotters are willing to travel further). Where no replacement plots are to be provided to displaced plotters, compensation at a statutory rate would be payable (in respect of crops under cultivation or manure applied to the land) under section 2 of the Allotments Act 1922

**5. Officer to contact:**

Vic Meredith  
Property Review Manager  
Ext. 5035

<b>Key Decision</b>	Yes
<b>Reason</b>	Capital expenditure over £1 million Part of Policy and Budget framework
<b>Appeared in Forward Plan</b>	Yes
<b>Executive or Council Decision</b>	Council



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**Report of the Corporate Director of Resources**

### **SUPPORTING INFORMATION**

**1. Report**

**2. Background**

2.1 Prior to Cabinet's approval of the city wide Allotment Strategy in November 2001, extensive consultations took place with Allotment Societies and holders through the Allotment Users Consultative Council (AUCC).

2.2 It was envisaged that the ambitious Strategy, which affected about 52 sites totalling 320 acres, would take several years to complete. At the time the consultations took place about 35% of the 3,987 allotment plots were vacant. After the consultations 3 categories of allotment sites were identified, namely:-

GROUP 1 - Sites for decommissioning  
GROUP 2 - Sites for consolidation  
GROUP 3 - Sites for retention

**3. GROUP 1 – Sites for decommissioning**

3.1 These sites were defined as allotment sites with no sustainable future requiring relocation of remaining allotment holders, decommissioning and designating for alternative use, subject to City Council planning policy.

3.2 The following 8 sites were identified for decommissioning:-

Aikman Avenue, Halstead Street, Barkby Road, Prospect Road, Fosse Lane, Fosse Road Triangle, New Parks Road and New North End.

3.3 Halstead Street was subsequently brought back into use and let to Refugee Action, a voluntary support group for use as a training and instructional area for growing fruit and vegetables.

3.4 Details of the action taken in respect of the remaining 7 sites are set out in Appendix 2.

#### **4. GROUP 2 – Sites for consolidation**

4.1 These were defined as allotment sites with a sustainable future but requiring some degree of consolidation, surplus land to be decommissioned and designated for alternative use, subject to City Council planning policy.

4.2 The following 10 sites were identified for consolidation:-

Laburnum Road, Abbey Rise, Braunstone Close, Beaumont Leys Lane, Groby Road, Harrison Road, Uxbridge Road, Whittier Road, Red Hill, Wycombe Road.

4.3 As the Strategy progressed vacant possession was given for all the Laburnum Road site. Consolidation of the Abbey Rise site did not take place as the vacant plots were subsequently used to relocate tenants from the Abbey Park Road Allotment site which was affected by Leicester Regeneration Company initiatives in the Abbey Meadows area. Regarding Beaumont Leys Lane, due to an increase in Membership it has now reverted to Group 3.

4.4 Details of the action taken in respect of the remaining 9 sites are set out in Appendix 2.

#### **5. GROUP 3 – Sites for retention**

5.1 These were defined as allotment sites with a good potential for long term allotment use requiring sustained management, promotion and investment.

5.2 34 sites were identified within this group.

5.3 As the Strategy progressed 2 areas of land within the Bonney Road site were identified as surplus. See Appendix 2.

#### **6. Decommissioning of surplus allotment land**

6.1 Where land was identified within Group 1 and 2, for decommissioning and sale or appropriation, the consent of the Secretary of State was required under Section 8 of the Allotments Act 1925.

6.2 The Secretary of State has recognised the strategic approach adopted by the City Council and apart from one outstanding application where approval is awaited, all fourteen Section 8 applications submitted to date have been approved. See Appendix 2.

## **7. The changing trends in Allotments**

7.1 Since the commencement of the Strategy, with increased marketing and promotion, the Corporate Director of Regeneration and Culture has identified the following changes and trends in allotments.

- The increase in allotment gardening since the Strategy's inception has seen the vacancy rate drop to 20% of active sites.
- There is unfortunately a 50% figure of new plot holders that give up their garden within the first 12 months. With support in training and assistance in initial plot clearance it is envisaged that this figure would substantially reduce.
- Of the 37 Allotment Society managed sites in the City the number reporting waiting lists has doubled in the past 12 months from 8 to 16.
- There has been a major seed change in the 'typical' allotment gardener. From surveys carried out in 2002 there was a 75% male 25% female breakdown of plot holding. Of new allotment gardeners since 2002 54% are male, 46% are female.
- Many of the new generation of allotment gardeners are young parents whose requirements differ from the 'traditional' user. They wish to use their plots more as a leisure garden than a 'food factory'. Again with wider usage by families the lack of basic toilet facilities will exclude extended visits.
- There has been a greater take up of allotments by individuals from various ethnic groups. 5 senior schools have seen the benefits of using allotments as a vehicle for engaging pupils that are excluded or at risk of exclusion. Improvements in these pupil's attendance levels have been recorded. Use by schools as an outdoor classroom facility would increase if toilet facilities were provided.
- There are some 10 known user groups, whose members have special requirements that have rented allotments. Specially constructed plots for wheelchair gardening, visually challenged gardeners have had suitable gardens created mainly from finance from Allotment Societies successful grant applications of in excess of £25K. Again, the lack basic toilet facilities on sites limits the number and times these groups can attend.
- Since 2002 Allotment Societies have sourced over £150K of grant finance for the support of projects and events. It is expected that with assistance that this figure should continue by £20k per annum.

- Schools are actively engaging in improving the knowledge of their pupils as far as healthier life styles, physical activity and diet are concerned. Because of the lack of basic amenities, i.e. toilets, on allotment sites this has limited the number of junior schools engaged directly with allotment societies to 4. Others have displayed an interest in allotment gardening but have restricted this to vegetable plot within their own grounds.
- In recent years excellent relationships have been formed with the Probation Service with many Projects being completed with their help. However, their time on sites is limited by lack of toilet facilities.
- Whilst the improvement of allotment site security was second after the provision of toilets in the 2002 survey the need to improve security should sympathetically engage with the increase in the provision of 'Green Barriers' in the form of hedges around allotment sites.

## **8. Delays in the Programme of Disposals**

- 8.1 For a variety of reasons, the programme of disposals for decommissioned allotment land has not progressed as quickly as was envisaged at the start of the Strategy,
- 8.2 One of the first sites identified for sale was part of the Harrison Road allotments. After the preparation of Site Development Guidance marketing was halted by the Gateway Community College proposals for the Rushey Fields area.
- 8.3. Another site earmarked for early sale was at Barkby Road where delays in completion of the Lewisher Road Link occurred. Subsequent to this issue the site was reserved firstly for Environ for a waste recycling facility and secondly at the request of the Leicester Regeneration Company to provide land for relocation of companies from the LRC Intervention Areas.
- 8.4 In the case of Uxbridge Road one of the first sites to be released, complex issues around the flood plain and the requirements of the Environmental Agency led to the City Council not being able to obtain Planning Permission to assist the marketing.
- 8.5 Further delays have arisen in obtaining the necessary Site Development Guidance to facilitate the marketing of some of the larger sites like Whittier Road, Groby Road and Laburnum Road.

## **9. Sales Completed**

- 9.1 As at July 2006, the sale of 4 sites totaling 2.73ha (6.79 acres) at Uxbridge Road, Aikman Avenue, Prospect Road and Wycombe Road (Phase 1) have been completed achieving capital receipts of £1,154,500 – See Appendix 2.

- 9.2 The developments proposed for those sites include residential, Extra Care Housing and Commercial. Special mention should be made of the sale of land at Wycombe Road to the Hanover Housing Association. Wycombe Road was put forward as a site suitable for Extra Care Housing and Social Care and Health acting in Partnership with Hanover were successful in attracting a £3.8m Grant from the Department of Health's Extra Care Housing Fund 2005-2006. 57 units of new Extra Care Housing are currently being constructed.
- 9.3 As a result of further negotiations by Property Services with the adjacent land owner, access has been provided in the readiness for the marketing of the remainder of the Wycombe Road site which extends to about 1.6ha (4 acres). This land will be marketed for residential development.

## **10. Sales yet to be completed**

- 10.1 As at July 2006, other than the sites identified at Appendix 2, it is unlikely that any further sites will be identified with sale/ development potential.
- 10.2 Appendix 2 provides details of the 7 sites at Harrison Road, Barkby Road, Wycombe Road (Phase 2), Groby Road, Bonney Road (Site 2), Laburnum Road and Whittier Road where sales have yet to be completed. The sites which have a total area of about 16.6ha (41 acres) are all at various stages in the disposal process with the majority of completions due in financial years 2007/8 and 2008/9.
- 10.3 At this stage, until the planning and other issues are clarified for the larger sites such as Whittier Road, Groby Road and Laburnum Road, it is not clear how much of the land can be developed or what S106 Implications there may be.

## **11. Closure, Consolidation & Improvement costs for Allotments.**

- 11.1 The city wide Allotment Strategy was to be self funding and phased over a period of about 5 years. In accordance with the requirements of Section 32 (2) of the Small Holdings and Allotments Act 1908 regarding the application of the proceeds of the sale, the disposal receipts were to be used to upgrade and improve the remaining sites after the costs of obtaining possession of the surplus allotment areas had been met.
- 11.2 As explained in paragraph 8 of this report, the programme of disposals has not proceeded as quickly as had been envisaged at the start of the Strategy. This has resulted in slow progress with the re-investment of the proceeds of sale in improvements to the remaining allotments.



- 11.3 At a meeting last month, the Leader of the Council, officers of Regeneration and Culture and Resources (Property Services) met with representatives of Allotment Users Consultative Committee. The AUCC stressed the need for the Council to carry out improvements to retained Allotments as quickly as possible in accordance with undertakings that were given when the Strategy was agreed. In addition the AUCC wished to see the capital receipts used to fund the provision of toilets on a number of sites.
- 11.4 The provision of toilet facilities was not identified in the programme of improvements at the time the Strategy was agreed. However, given the changing trends in Allotments as referred to earlier in this report, they are now essential for the long term take up, viability and use of allotments by the whole community in Leicester. The cost of providing toilet facilities has therefore been included in the proposed works that are identified in Appendix 1.
- 11.5 As at July 2006 some £138,000 had been spent on obtaining possession of the surplus allotment land and undertaking some improvements to retained allotments. Appendix 1 sets out estimated costs of £1,045,000 (including 7.5% for contingencies), that have been provided by the Corporate Director of Regeneration and Culture for expenditure that is proposed in order to obtain possession of the remaining surplus allotment land identified and complete the programme of improvements to retained sites.

## FINANCIAL, LEGAL AND OTHER IMPLICATIONS

**1. Financial Implications**

See comments under paras. 4.1 – 4.5 of the summary report

**2. Legal Implications**

See comments under paras 4.6 – 4.9 of the summary report

**3. Other Implications**

OTHER IMPLICATIONS	YES/NO	Paragraph Within Supporting information	References
Equal Opportunities	<b>YES</b>	Para 7.1	
Policy	<b>No</b>		
Sustainable and Environmental	<b>YES</b>	Para 7.1	
Crime and Disorder	<b>No</b>	Para 7.1	
Human Rights Act	<b>No</b>		
Elderly/People on Low Income	<b>YES</b>	No specific mention but Elderly/ people on low incomes do make up a large % of allotment users	

**4. Consultations**

Resources – Legal Services – Zoe Ayris  
Resources – Financial Services – Nick Booth  
Regeneration and Culture – Vince Edwards

**5. Report Author**

Vic Meredith  
Property Review Manager  
Ext. 5035

ALLOTMENT COSTS AS AT JULY 2007								
UPRN. No	SITE	DIRECT/ SOCIETY LETTING	ACRES	Ha.	GROUP	CONSOLIDATION & CLOSURE	TOILET INSTALLATION	IMPROVEMENTS
0118	Abbey Rise	D/L	2.22	0.9	2			£10,000
0126	Netherhall Road	S	1.94	0.79	3			£25,000
0136	Beaumanor Road	D/L	1.12	0.45	3			£10,000
0142	Beaumont Leys Lane	S	8.67	3.51	3			£12,500
0209	Blakenhall Road	S	10.25	4.15	3		£10,000	£15,000
0219	Bonney Road	S	10.07	4.08	2	£25,000	£10,000	£20,000
0260	Braunstone Close	S	16.29	6.59	2	£5,000		£25,000
0260/01	Rosamund Avenue	S	6.53	2.64	3		£10,000	£9,500
0284	Braoad Avenue Road	S	7.38	2.99	3		£10,000	£10,000
0352	Cecil Gardens	D/L	0.13	0.05	3			£5,000
0389	Colchester Road	S	3	1.21	3			£10,000
0443	Walsh Road	S	5.65	2.29	3			£20,500
0453	Donnington Street	D/L	0.06	0.02	3			£4,000

ALLOTMENT COSTS AS AT JULY 2007								
UPRN. No	SITE	DIRECT/ SOCIETY LETTING	ACRES	Ha.	GROUP	CONSOLIDATION & CLOSURE	TOILET INSTALLATION	IMPROVEMENTS
0479	Earl Howe Street	D/L	0.14	0.06	3			£3,000
0498	Ethel Road	S	4.26	1.72	3		£10,000	£12,000
0547	Groby Road	S	16.46	6.66	2	£5,000	£2,500	£22,500
0562	Stokes Drive	S	2.5	1.01	3			£17,000
0570	Gilmorton Avenue	S	4.4	1.78	3			£20,000
0599	Gorse Hill	D/L	5.76	2.33	3		£10,000	£13,000
0656	Sutton Road	S	2.53	1.02	3		£2,500	£10,500
0664	Gwendolen Road	S	6.29	2.55	3		£10,000	£11,500
0665	Kedleston Road	S	2.21	0.89	3			£13,000
0685	Halstead Street		0.08	0.03	3			£5,000
0824	Kimberley Road	S	1.19	0.48	3			£7,500
0931	Holden Street	D/L	1.49	0.6	3			£13,000
1001	Melbourne Street	D/L	0.16	0.06	3			£ 3,500

ALLOTMENT COSTS AS AT JULY 2007								
UPRN. No	SITE	DIRECT/ SOCIETY LETTING	ACRES	Ha.	GROUP	CONSOLIDATION & CLOSURE	TOILET INSTALLATION	IMPROVEMENTS
1046	Meredith Road	S	21.75	8.8	3		£10,000	£35,000
1103	New Parks Way	S	6.11	2.47	3		£10,000	£15,000
1193	Paget Street	S	5.6	2.27	3		£10,000	£20,000
1222	Rancliffe Crescent	S	4.2	1.7	3			£20,000
1233	Red Hill	S	20.02	8.1	2	£35,000		£25,000
1269	Harrison Road	S	9.85	3.99	2	£10,000	£10,000	£15,000
1298	Sandhurst Road	S	6.75	2.73	3		£10,000	£13,000
1452	Stoughton Drive North	S	1.69	0.68	3			£9,000
1469	Sutherland Street	D/L	0.19	0.08	3			£5,500
1551	Uppingham Road	S	7.12	2.88	3		£10,000	£10,000
1568	Uxbridge Road	S	8.67	3.51	2	£3,000	£2,500	£42,500

ALLOTMENT COSTS AS AT JULY 2007									
UPRN. No	SITE	DIRECT/ SOCIETY LETTING	ACRES	Ha.	GROUP	CONSOLIDATION & CLOSURE	TOILET INSTALLATION	IMPROVEMENTS	
1604	Wakerley Road	S	11.13	4.5	3		£10,000	£13,000	
1615	Oakland Avenue	S	5.15	2.08	3		£10,000	£15,000	
1618	Welford Road	S	7.66	3.1	3			£18,000	
1668	Whittier Road	S	27	10.93	2	£80,000	£10,000	£25,000	
1698	Wycombe Road	S	10.4	4.21	2	£15,000	£5,000	£12,500	
		TOTAL:	<b>274.07</b>	<b>110.92</b>		£178,000	£172,500	£621,500	
						<b>Contingencies @ 7½%</b>	£13,350	£13,000	£46,600
						<b>Total:</b>	<b>£191,350</b>	<b>£185,500</b>	<b>£668,100</b>
						<b>Grand Total:</b>	<b>£1,044,950</b>		

UPRN	LOCATION	APPLICATION TO GOEM	GOEM APPROVAL	SITE AREA (ha)	RETAIN/ SALE	SALE PRICE	COMMENTS
<b>i) APPLICATIONS SUBMITTED TO GOEM</b>							
1568/01	Uxbridge Road	15/03/02	28/08/02	1.27	Sale	£500,000	Planning permission sought April 01 but not obtained due to Environment Agency's concerns over flood plain issues. Sold at Auction without planning permission April 2005.
1269	Harrison Road	15/03/02	28/08/02	1.35	Sale	To be completed	Site development guidance prepared in 2002 but disposal not progressed because of Gateway College relocation discussions Disposal particulars being prepared for marketing in Autumn 2006. Estimated completion first quarter 2008/9. Development potential may be affected by the Open Space – Sport and Recreation Needs Assessment currently being undertaken.
1873	Groby Road (New North End)	15/03/02	28/08/02	1.77	Retain	Nil	Planning permission granted for change of use to Nature Reserve in January 2003. Now managed by Groundwork Leicester and Leicestershire (incorporating Environ).
0034	Aikman Avenue	15/03/02	28/08/02	0.63	Sale	£386,000	Outline planning permission for C2 and C3 uses obtained November 2002. Sold at Auction February 2003
0118	Barkby Road	15/03/02	28/08/02	1.40	Sale	To be completed	Outline planning permission for B1, B2, B8 uses granted July 2003 . Sale delayed pending completion of Victoria Road East ext. Site now earmarked for relocation of companies displaced by Leicester Regeneration Company proposals. Estimated completion first quarter 2007/8
1208	Prospect Road	20/11/02	13/01/03	0.03	Sale	£58,500	Outline planning permission for residential obtained May 2002 . Sold at Auction May 2002
0260	Braunstone Close	12/05/03	31/03/05	1.11	Sale	Nominal £1	Sale to Braunstone Town Council progressing at a nominal £1 subject to fencing obligations. Land to be used for open space purposes.
1698	Wycombe Road	12/05/03	31/05/05	2.61	Sale	£210,000 Phase 2 sale to be completed	Phase 1 site (approx 2 acres) sold for Extra Care Housing in March 2006. Phase 2 site to be marketed for disposal Spring 2007 with an estimated completion first quarter 2008/9

UPRN	LOCATION	APPLICATION TO GOEM	GOEM APPROVAL	SITE AREA (ha)	RETAIN/ SALE	SALE PRICE	COMMENTS
0547	Groby Road	12/05/03	31/05/05	3.81	Part Sale	To be completed	Planning Guidance awaited. Development potential subject to the outcome of the Open Space – Sport and Recreation Needs Assessment currently being undertaken.
0219	Bonney Road (Site 1)	02/11/04	31/05/05	0.42	Retain	Not applicable	To be retained for Open Space purposes
0219	Bonney Road (Site 2)	02/11/04	31/05/05	0.53	Sale	To be completed	Marketing completed, report to Cabinet June 06, estimated completion first quarter 2007/8
0126	Laburnum Road	03/03/06	13/04/06	2.67	Sale	To be completed	Disposal particulars in preparation for marketing in Autumn 2006. Development potential subject to the outcome of the Open Space – Sport and Recreation Needs Assessment currently being undertaken.
1233	Red Hill	07/04/06	01/06/06	4.22	Retain	Nil	Part of site to be appropriated for cemetery purposes. At some time in the future, a small part may be required for the provision of a small scale tourism and leisure facility associated with the Great Central Steam Railway. However, the majority of the site will be appropriated to Nature Conservation purposes.
1668	Whittier Road	07/06/06	Awaited	5.32	Part Sale	To be completed	Planning Guidance awaited before disposal particulars prepared and site marketed. Major highway issues to be resolved.
			<b>TOTAL</b>	<b>27.14 ie 67 acres</b>		<b>£1,154,500 (completed)</b>	

**II) APPLICATIONS TO BE SUBMITTED TO GOEM**

1098	New Park Road			0.04	Sale	£10,000	To be submitted July 2006
0540	Fosse Lane			0.48	Retain	Nil	To be submitted July 2006. Outcome of Open Space – Sport and Recreation Needs Assessment currently being undertaken.
0547	Fosse Road Triangle			0.77	Retain	Nil	To be submitted July 2006. Outcome of Open Space – Sport and Recreation Needs Assessment currently being undertaken.
			<b>TOTAL</b>	<b>1.29 ie 3.2 acres</b>			