

**Blaby District Council**  
**Council**

**Date of Meeting** 30 June 2026  
**Title of Report** **Transfer of Public Open Space**  
This is not a Key Decision and is not on the Forward Plan  
**Lead Member** **Cllr. Nigel Grundy - Neighbourhood Services & Assets**  
**Report Author** Neighbourhood Services & Assets Group Manager  
**Strategic Themes** All Themes: Enabling communities and supporting vulnerable residents; Enhancing and maintaining our natural and built environment; Growing and supporting our economy; Keeping you safe and healthy; Ambitious and well managed Council, valuing our people

**1. What is this report about?**

1.1 To seek authority to transfer land assets to Braunstone Town Council.

**2. Recommendation(s) to Council**

- 2.1 Approve of the disposal of land at Thorpe Astley Park (the area currently managed by the Town Council under a Licence to Occupy) Registry title LT 438517
- 2.2 Approve of the disposal of land at The Osiers, Braunstone. Registry title LT299654
- 2.3 That delegated authority is given to the Executive Director (S151) in consultation with the Neighbourhood Services and Assets Portfolio holder and Finance, People and Transformation Portfolio holder to agree terms and finalise the disposals of the land assets detailed in 2.1 and 2.2.

**3. Reason for Decisions Recommended**

- 3.1 The Parks & Open Space Strategy 2024-2034 made recommendation to transfer the land listed at 2.1 and 2.2 to the Town Council given there is no potential for development of the land and in doing so the maintenance costs and liability to the District Council would be reduced.
- 3.2 Delegation to the Executive Director in consultation with the Neighbourhood Services and Assets Portfolio holder and Finance, People and

Transformation Portfolio holder allow the detail of the transactions to be discussed and agreed.
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#### **4. Matters to consider**

##### **4.1 Background**

The District Councils Parks and Open Strategy 2024- 2034 contains a strategic vision to ensure that Blaby District Council owned parks and open spaces are sustainable, high quality, accessible and continue to provide value to people, place, and nature.

A key objective of the strategy is to review all strategic parks and open spaces owned by Blaby District Council and recommend the best ownership and management for their respective communities.

As part of this continuous review the Council have identified two open space sites recommended for transfer to Braunstone Town Council as listed in 2.1 and 2.2.

The Town Council has access to funding opportunities that could deliver a wide range of benefits for residents, visitors, and park users. Additionally, taking control of the site would enable the Council to ensure consistent maintenance and create opportunities for community events, activities, and other initiatives that enhance its overall value to the community.

Further to an offer in principle to transfer the land, Braunstone Town Council have expressed an interest in taking ownership of the following:

##### **Thorpe Astley Park, Thorpe Astley**

LT384762 (Plan Appendix A)

Thorpe Astley Park has been managed by the Town Council under a Licence to Occupy since 2011. Previous attempts to transfer this land were hindered by an inadequate culvert installed by Persimmon Homes during the development stage. However, recent negotiations have resulted in a formal letter of intent from Persimmon Homes to carry out the necessary rectification works, which are scheduled to take place this year.

In addition to the culvert, there is a surface water issue that falls outside the scope of the conditions within the existing Licence to Occupy. These works will need to be addressed by Blaby District Council prior to transfer. The proposed drainage solution will provide flood prevention benefits for neighbouring properties and ensure the site remains fully accessible throughout the year. The project will incorporate the redressing of the footpaths that have been affected by the flooding.

The rectification of the culvert, flood alleviation and the path resurfacing works are all conditional for the proposed transfer.

The land has received a valuation from Howkins & Harrison of £2,500 (two thousand and five hundred pounds) subject to the land disposal being restricted to a public body and the land being retained as public open space in perpetuity. It is therefore proposed that the site be transferred to the Town Council for a nominal value of £1.00.

### **The Osiers, Braunstone**

LT299654 (Plan Appendix B)

The Osiers is currently maintained by Blaby District Council.

The land has received a valuation from Howkins & Harrison of £1,500.00 (one thousand and five hundred pounds) subject to the land disposal being restricted to a public body and the land being retained as public open space in perpetuity. It is therefore proposed that the site be transferred to the Town Council for a nominal value of £1.00.

The Council will be required to advertise both the above open spaces for disposal by way of a Public Notice in accordance with the Local Government Act 1972 s123 prior to transfer should Council accept the recommendations.

#### 4.2 Proposal(s)

- To proceed with the transfers outlined in 2.1 and 2.2; and for the terms of the transfer for each site to be agreed and finalised by the Executive Director (S151 officer) in consultation with the respective Portfolio Holders.

#### 4.3 Relevant Consultations

Consultation was undertaken during the development of the Parks & Open Strategy that subsequently identified the transfers of Thorpe Astley Park and the Osiers as a Strategic Objective.

Internal consultants: Working group, Tourism, Planning, Environmental Services, SLT, Informal Cabinet, Scrutiny, Full Council.

External consultants: Leicestershire County Council, The Environmental Partnership (TEP) Parish/Town Councils.

#### 4.4 Significant Issues

There are no significant issues to report.

### 5. What will it cost and are there opportunities for savings?

- 5.1 The flood prevention works at Thorpe Astley Park, as referenced in section 4.1, is estimated to cost circa £18,000 and additional budget will be required to carry out this work prior to transfer.

The transfer will have the potential to reduce operational costs to the Parks and Open Spaces Team and free up time from the cessation of grounds maintenance obligations at the Osiers. In monetary terms the table below provides an illustration of the potential revenue savings.

	<b>Current year</b>	<b>2027/28</b>
<b>Revenue Savings</b>	£0	£10,000
<b>Revenue Expenditure</b>	£18,000	£0
<b>Capital</b>	£0	£0

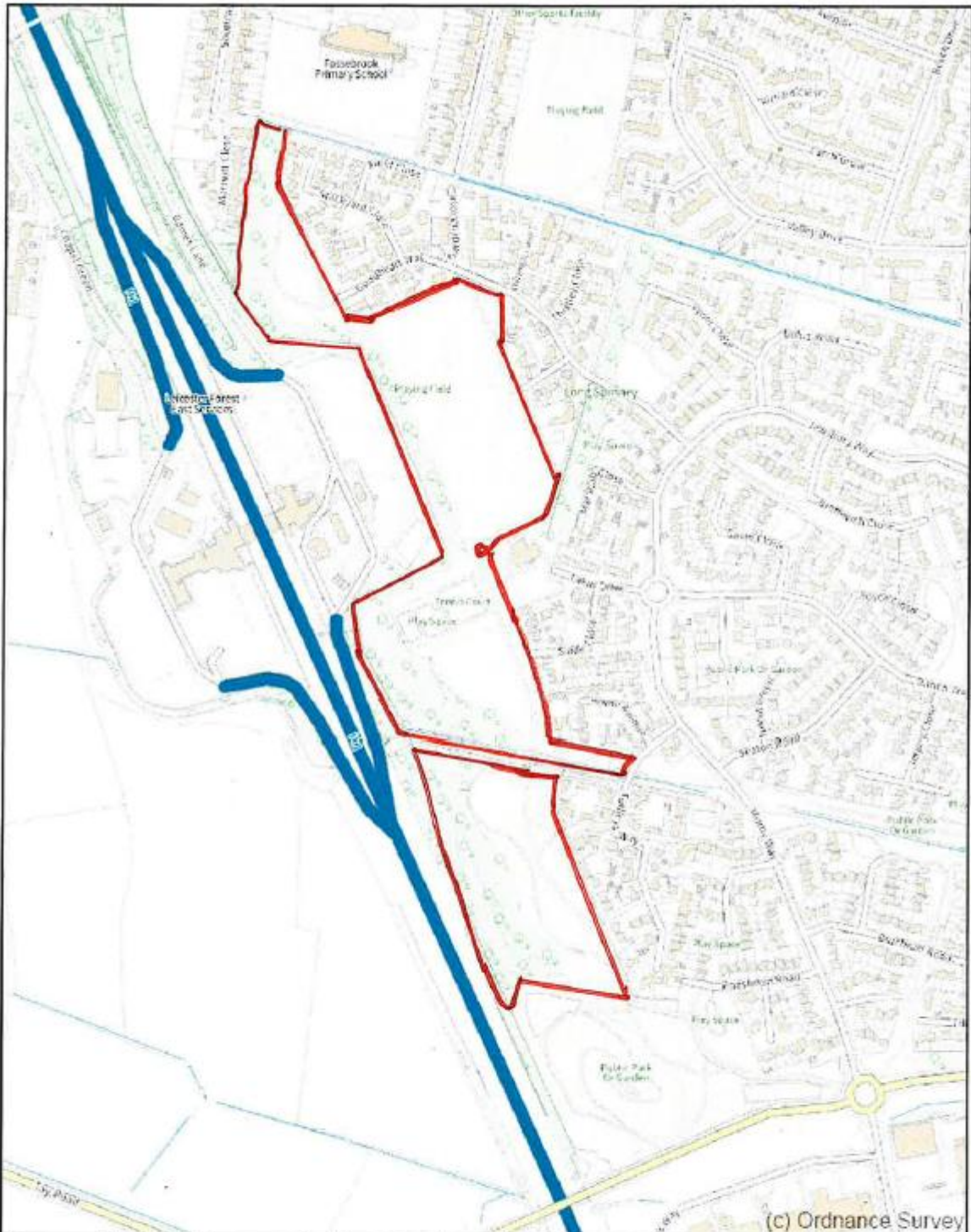
No savings are anticipated within the current financial year, as the transfer is expected to take place during the following financial year due to the anticipated timescales involved. Following completion of the transfer, the revenue savings associated with both sites will be realised on an ongoing basis and in perpetuity. In addition, BDC will no longer bear the financial liability for any future capital costs associated with either of the sites.

### 6. What are the risks and how can they be reduced?

#### 6.1

<b>Current Risk</b>	<b>Actions to reduce the risks</b>
Councils' liability for the sites	Transferring the asset to the Town Council will transfer the liability.
Risk that the Parish is unable to maintain the assets after transfer.	The Council will carry out due diligence to ensure the Town Council have the ability and funding to maintain the parks into the future.
Limited funding for improvements to the open spaces.	Transferring the asset will provide further funding opportunities for future improvements to the sites.
The legal transfer process can take significant time and the Council may have the liability for maintenance costs for a longer period.	Officers of the Council will manage and respond to the legal queries on a timely basis and encourage Parish Council's to liaise with their legal representatives as appropriate.





**Appendix A: Thorpe Astley Park LT438517**

N Scale: 1:5000

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