

Annex 3- Land and Buildings to be Added to the Leases to Surrey Wildlife Trust via a Supplemental Lease and proposed changes to the Clause Relating to Tied Housing	
Property	Comments
1. Land at Frances Corner, Shere –	This car park formed part of the countryside estate but was omitted from the lease to SWT. It is a remote site, but in the vicinity of larger sites (Shere Woodlands; West Hanger) that are managed by SWT. It is currently being managed by SWT. The car park provides access to an easy-access trail, which runs over private land at Netley Heath but attracts a lot of fly-tipping due to its remote location.
2. Land at Mount Pleasant, Worplesdon –	This access track formed part of the countryside estate but was omitted from the lease to SWT. It is contiguous with Whitmoor Common, which is managed by SWT, and provides access to the common as well as a number of private properties. The track has suffered from parking issues and other anti social behaviour.
3. Land at Chobham Common (M3 Exchange Land) –	Ownership of this land was transferred to SCC from the Secretary of State in 2009 in exchange for common land taken for the construction of the M3 across Chobham Common. It is contiguous with other land at Chobham Common, which is managed by SWT, and has been managed by SWT since its transfer to SCC
4. Land at Wisley and Ockham* (M25/A3 Exchange Land) – Plans being agreed.	Ownership of this land is in the process of being transferred to SCC from the Secretary of State in exchange for common land taken for the construction of the M25 across Ockham Common. It is contiguous with other land at Ockham Common, which is managed by SWT, and it has been managed by SWT since 2002.
5. Land at Rodborough Common* (A3 Milford Exchange Land) – Plan being prepared.	Ownership of this land is in the process of being transferred to SCC from the Secretary of State in exchange for common land taken for the construction of the A3 across Rodborough Common. It is contiguous with other land at Rodborough Common, which is managed by SWT, and it has been managed by SWT since 2002.
6. Land at Rickford Common - Plan A8	This land formed part of the countryside estate but was omitted from the lease to SWT. It is part of the Worplesdon Group of commons that are managed by SWT and is contiguous with them.
7. Land at Howell Hill, Ewell –	This land forms part of a larger Education land holding and is subject to a management agreement between SCC and SWT dated 27/06/86. It is designated as a Site of Nature Conservation Importance.
8. Shabden Park Farm, Chipstead –	Shabden Farm formed part of the countryside estate but was omitted from the 2004 lease due to outstanding maintenance issues. The intention to lease it to SWT is included in the Agreement for Services between SCC & SWT dated 1/11/ 2004 and there is a contractual obligation to pay rent forgone. The property is subject to an Agricultural Holdings Act lease dated 29/10/1996

9. East Horsley Countyside Depot	This depot was used as an operational base for the countryside team prior to the lease to SWT and was leased for 3 years from 18/9/2002. SWT have continued to hold over on the expired lease and use the depot as an operational base. If the site was not included in the supplemental lease to SWT its management would fall to SCC Property Services. An undertaking was signed by SCC in 2002 to provide replacement premises if the depot site was required for redevelopment.
10. Pond Farm including the Barn and old stable building and Hut Hill Cottage Wisley.	Pond Farm formed part of the countryside estate but was omitted from the 2004 lease due to the fact that SCC was in the process of recovering possession. The intention to lease it to SWT is included in the Agreement for Services between SCC & SWT dated 1/11/ 2004. SWT manage the majority of the property in hand, using it as a base for their conservation grazing operation. SWT have planning permission for tenants improvements on the Farm but are waiting for the lease to be completed before commencing their investment.
11. Land at Stringers Common	This land forms part of a separate holding but is contiguous with land at Stringers Common that is managed by SWT. It is the site of a telecommunications mast, all of the rent from which passes to SWT in accordance with the Cabinet resolution of 30/03/2010..
12. 24 to 30 St Martin's Close, East Horsley –	These residential properties are former occupational tenancies, which are immediately adjacent to the Countryside Depot and were included in the 3-year lease of the Depot 18/9/2002 Four houses originally used to house the Countryside Team who were located at the Depot. Now let on Assured Shorthold tenancies and used to generate an income.
13. Garages no's 1,3,4,6 &7 South Block, East Horsley	As above, garages belonging to the houses.
14. Land and buildings at Burford Bridge Picnic Site, Mickleham	This property consists of a catering outlet and picnic site together with the adjacent a car park, all of which are subject to a third party lease. It formed part of the countryside estate prior to 2002 but was declared surplus and designated to be sold to defray the cost of repairs to other properties on the estate following the lease to SWT, Rent received for the property passes to SWT pending the transfer of the property to SWT in accordance with the Cabinet resolution 30/03/2010,

BUILDINGS (HOUSES) to have the tied use clause removed

Assets to have tied use removed-

<p>1. 16 Brook Hill, Oxted</p>	<p>This asset was in Phase 1 as they were tied tenancies with the clause that these assets would be surrendered to SCC once they were no longer required for 'tied' use.</p> <p>The subsequent Cabinet Report of 30/3/2010 approved the removal of this above clause.</p>
<p>2. Lilac Cottage, Norbury Park</p>	<p>This asset was in Phase 1 as they were tied tenancies with the clause that these assets would be surrendered to SCC once they were no longer required for 'tied' use.</p> <p>The subsequent Cabinet Report of 30/3/2010 approved the removal of this above clause</p>
<p>3. Nursery Cottage, Norbury Park</p>	<p>This asset was in Phase 1 as they were tied tenancies with the clause that these assets would be surrendered to SCC once they were no longer required for 'tied' use.</p> <p>The subsequent Cabinet Report of 30/3/2010 approved the removal of this above clause.</p>
<p>4. Surrey Cottage, Chobham</p>	<p>This asset was in Phase 1 as they were tied tenancies with the clause that these assets would be surrendered to SCC once they were no longer required for 'tied' use.</p> <p>The subsequent Cabinet Report of 30/3/2010 approved the removal of this above clause.</p>
<p>5. Surrey Cottage, Cobham</p>	<p>This asset was in Phase 1 as they were tied tenancies with the clause that these assets would be surrendered to SCC once they were no longer required for 'tied' use.</p>
<p>6. The Cottage, Norbury Park</p>	<p>This asset was in Phase 1 as they were tied tenancies with the clause that these assets would be surrendered to SCC once they were no longer required for 'tied' use.</p> <p>The subsequent Cabinet Report of 30/3/2010 approved the removal of this above clause.</p>

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