

Environment & Planning Additional Item.

KeepMoat Summary Report.

29th October 2025 18.00-19.00

Background

Keepmoat Homes are progressing towards completion of an agreement with their preferred Registered Provider (Bromford Housing) for the transfer of land and 66 approved Affordable Housing dwellings. To ensure the transaction is completed by 31st October 2025, two matters concerning the existing Parish Council Lease require attention.

1. Lease Variation

- Clause 3.3 of the lease grants a right of entry over Swindon Borough Council's adjoining land.
- The Registered Provider requires this clause to be amended so the right of entry cannot be exercised over any area forming part of a dwelling, its curtilage, or associated utility/service infrastructure. Currently it extends over several back gardens.

2. Partial Surrender / Easement Strip

- On time limited inspection by the Clerk, leased land includes an Easement Strip required for drainage works. Keepmoat intends to lay pipes and connect to the existing surface water sewer, discharging directly into the River Ray, a strategy already approved by Swindon Borough Council.
- The lease currently provides no specific rights to lay pipes or discharge water. SBC proposes to exercise clause 4.9 of the lease to grant the necessary easements over Parish Council land to enable these works.
- What has essentially happened is there is permission to discharge but there is no permission to install the pipes which will cause the discharge.

Recommendations:

Given the implications for Parish Council land and the potential loss of valuable green open space, permission is sought from the Environment & Planning Committee to enter discussions with Keepmoat Homes and Bevirs Solicitors regarding:

- The proposed variation and partial surrender of the Parish Council lease; and
- The associated easement rights required to enable the Affordable Housing development.
- Confirmation the legal costs will be covered.
- Compensation for the loss of green open space held in custody by the Parish Council and how this can be offset and in addition the loss of rights of way for Parish residents.

Your approval is requested to proceed with these discussions to clarify terms and assess the full environmental and community impacts before any formal agreement is made.