

Ref:

Called in

Yes/No

THE THANET DISTRICT COUNCIL

RECORD OF DECISION OF CABINET

Name of Cabinet Member:

Relevant Portfolio:

Date of Decision:

Subject:

Key Decision In Forward Plan

Brief summary of matter:

Cabinet gave consideration to the options regarding the future of Retort House:

- (i) Disposal to Broadstairs Town Council as the only bidder via community asset transfer;
- (ii) Disposal on the open market;
- (iii) Retain as an asset.

Decision made:

1. Cabinet agreed to consider whether the purpose for which the land is to be disposed is likely to contribute to the promotion or improvement of the economic, social or environmental well-being of the whole or part of the district or all or any persons resident or present in the district. In particular, whether those benefits outweigh the difference in price between the offer and the valuation of the land and thereafter agreed the following:
2. That cabinet is satisfied in relation to recommendation 5.1 (in the Cabinet report) and that approval is given to dispose of Retort House by Community Asset to transfer to Broadstairs Town Council;
3. That any transfer to include appropriate restrictive covenants and overage clauses to protect the Council's position in the event of any future disposals of the property.

Reasons for decision:

Cabinet was satisfied that disposal via Community Asset Transfer would contribute to the promotion and improvement of the economic, social and environmental well-being of the whole or part of the district, and to all or any persons resident in the district. It was agreed that those benefits outweigh the difference in price between the offer and the valuation of the land.

Alternatives considered and why rejected:

- (i) Disposal on the open market was rejected as the benefits of a community asset transfer were considered more beneficial to the area;
- (ii) Retention of the ownership was rejected, as it would be difficult to identify sufficient

funds to maintain the building to ensure it is fit for purpose.

Details of any conflict of interest declared by any executive Member who has been consulted and of any dispensation granted by the Standards Committee:

There were no declarations made by Cabinet Members.

However before speaking under Council Procedure 24.1 Councillor Bayford declared a significant interest.

Author and date of Officer report:

Lesley Trim, Estates Surveyor

Background papers

Update Report - Asset Disposal Retort House 8th

Statement if decision is an urgent one and therefore not subject to call-in:

None

Last date for call in: 27 January 2016