

Ref:

Called in

Yes/No

THE THANET DISTRICT COUNCIL

RECORD OF DECISION OF CABINET

Cabinet Member

Councillor Stuart Piper

Relevant Portfolio:

Housing and Open Spaces

Date of Decision:

03 October 2017

Subject:

Fort Road Hotel

Key Decision

No

In Forward Plan

Yes

Brief summary of matter:

Cabinet acquired the Fort Road Hotel by Compulsory Purchase Order (CPO) in 2010. In 2015 Cabinet allocated funding for the redevelopment of the building as affordable housing. Compensation for the CPO is now resolved and it is an appropriate time to review the potential options for the future of the building. The options considered were to:

- Proceed with the redevelopment of the building for affordable homes.
- Demolish the existing building.
- Dispose of the site, with the existing building.

The council's new build programme provides better value for money in the delivery of new affordable homes.

Decision made:

Cabinet agreed the following:

1. The disposal of the Fort Road Hotel;
2. The reallocation of the remaining budget provision to the council's new build programme.

Reasons for decision:

The reasons for this are set out in the report and include:

1. Options for the redevelopment of the building as affordable housing exceed the currently available budget and do not represent good value for money.
2. The building is considered to be of heritage significance, although not listed and demolition would require specific planning consent.
3. Disposal will provide an opportunity for a new owner to complete the redevelopment and improvement.

Alternatives considered and why rejected:

The following alternatives were considered:

- Redevelop the building as affordable housing. This was rejected as the costs of the project would exceed the currently available budget and would not provide good value for money.
- Demolition of the building. This was rejected as the building is within a conservation area and considered to be of heritage significance. Demolition would reduce the value of the site.

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

None

Author of Officer report:

Bob Porter, Head of Housing

Background papers

Options report to Cabinet - Sept 2017 (VF).THdoc

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

None

Last date for call in: 11 October 2017