



Date: **19 September 2016**
Our ref: **Extraordinary Cabinet/Agenda**
Ask For: **Charles Hungwe**
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EXTRAORDINARY CABINET

27 SEPTEMBER 2016

An extraordinary meeting of the Cabinet will be held at **6.00 pm on Tuesday, 27 September 2016** in the Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Membership:

Councillor Wells (Chairman); Councillors: L Fairbrass, Brimm, Crow-Brown, Stummer-Schmertzing and Townend

AGENDA

Item
No

Subject

1. **APOLOGIES FOR ABSENCE**

2. **DECLARATIONS OF INTEREST**

To receive any declarations of interest. Members are advised to consider the advice contained within the Declaration of Interest form attached at the back of this agenda. If a Member declares an interest, they should complete that form and hand it to the officer clerking the meeting and then take the prescribed course of action.

3. **ASSET DISPOSALS FOR 2016/17** (Pages 1 - 30)

Declaration of Interest form - back of agenda



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ASSET DISPOSAL PROGRAMME 2016-17

Extraordinary Cabinet	27 September 2016
Report Author	Tim Howes, Director of Corporate Governance
Portfolio Holder	Cllr John Townend, Portfolio Holder (Finance & Estates)
Status	For Decision
Classification:	Unrestricted
Key Decision	Yes
Reasons for Key	The decision affects more than one ward
Ward:	All

Executive Summary:

This report sets out the proposed first tranche of asset disposals in 2016-17 and the process being adopted to approve and consult on those disposals.

Recommendation(s):

To approve the disposal of the assets listed in Annex 1 with sale proceeds being used to fund the asset management plan and capital programme.

CORPORATE IMPLICATIONS

Financial and Value for Money

The 2016-17 budget included a proposal to generate £100k of savings from asset management. The Medium Term Financial Strategy 2016-20 includes an assumption that a further £100k will be saved in 2017-18, i.e. £200k per annum from 2017-18 onwards. The recommendations in this report will assist in providing a means of delivering these savings, through a reduction in the maintenance budgets for assets.

In addition, the capital programme assumes a level of funding from capital receipts generated by the disposal of assets. The disposals proposed in this report will assist in providing that funding.

The new Asset Management Plan is being formulated and depending on the proposals in the Plan, there may be some funding requirements, e.g. to acquire assets. If any receipts targets (to fund the capital programme) are exceeded, the proposal is to hold the balance of receipts to fund strategic projects and acquisitions in accordance with the new Asset Management Plan.

Legal	<p>The council may dispose of land held in any manner it wishes but the council shall not dispose of land, otherwise than by way of a short tenancy, for a consideration less than the best that can reasonably be obtained.</p> <p>There is an exception to this general rule where the council is able to sell a site for less than its market value, but it must seek statutory consent to do so. Specific consent is not needed where the council can demonstrate the land sale will help to secure the improvement of the economic, social or environmental wellbeing of the local area, and the undervalue is only up to £2m less than market value.</p>								
Corporate	<p>The disposals programme is proposed to ensure the delivery of the Medium Term Financial Strategy and funding of the Capital Programme. It is to be delivered within the parameters of the existing Asset Management Plan and disposals policy. During this financial year, there will be a new Asset Management Plan developed and approved. However, the production of the new Plan should not delay the disposals proposed in this report.</p> <p>It is possible that, due to a variety of factors, not every one of the assets listed in Annex 1 will be disposed of in 2016-17. The Portfolio Holder (Finance & Estates) has authority to vary the disposals this financial year, following the existing disposals policy contained in the Corporate Property Asset Management Strategy 2014-2019, that can be accessed through the link below:</p> <p>http://tdc-mgapp-01:9070/ieListDocuments.aspx?CId=151&MID=3451#AI18751</p>								
Equalities Act 2010 & Public Sector Equality Duty	<p>Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.</p> <p>Protected characteristics: age, gender, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.</p> <table border="1" data-bbox="432 1585 1402 1827"> <tr> <td colspan="2">Please indicate which aim is relevant to the report</td> </tr> <tr> <td>Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act,</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>Advance equality of opportunity between people who share a protected characteristic and people who do not share it</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>Foster good relations between people who share a protected characteristic and people who do not share it.</td> <td></td> </tr> </table> <p>Are there any assets that are proposed to be disposed of that are used by staff or the public? No</p> <p>Do they offer facilities which, if removed as a result of disposal, reduce overall access to services for people with protected characteristics? No</p>	Please indicate which aim is relevant to the report		Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act,	✓	Advance equality of opportunity between people who share a protected characteristic and people who do not share it	✓	Foster good relations between people who share a protected characteristic and people who do not share it.	
Please indicate which aim is relevant to the report									
Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act,	✓								
Advance equality of opportunity between people who share a protected characteristic and people who do not share it	✓								
Foster good relations between people who share a protected characteristic and people who do not share it.									

	<p>Might the transfer of responsibility for managing an asset increase or decrease access to services for people with protected characteristics? No</p> <p>Would there be consequences for staff or customers if an asset isn't disposed of and deteriorates through lack of funding? Potentially</p>
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CORPORATE PRIORITIES (tick those relevant)✓	
A clean and welcoming Environment	
Promoting inward investment and job creation	✓
Supporting neighbourhoods	

CORPORATE VALUES (tick those relevant)✓	
Delivering value for money	✓
Supporting the Workforce	
Promoting open communications	

1.0 Introduction and Background

- 1.1 TDC has an ongoing asset disposals programme. In the past, this has been agreed by the Corporate Property Asset Management Group, but this forum ceased to exist last year. Additionally, the Constitution Review approved by Council in February 2016 included a delegation scheme which gives power to dispose of assets to the Portfolio Holder for Finance and Estates.
- 1.2 The existing Asset Management Strategy requires updating: it does not address many aspects of asset management that are required if the council is to pro-actively manage its assets to deliver better services, more efficiently. The new Asset Management Plan will include proposals to better streamline decision-making regarding assets and will include proposals to revise the delegation scheme. It will also propose a new process for disposals. In the meantime, this particular disposal programme will operate within existing policies.
- 1.3 There is a financial imperative to accelerate disposals. The Medium Term Financial Strategy assumes ongoing cost savings in the maintenance of assets, achieved by rationalising the asset base; and the capital programme requires funding from receipts generated from asset disposals. At present there is a significant gap between receipts and capital programme commitments.

2.0 The proposed disposals programme

- 2.1 The proposed list of disposals is attached as Annex1. The criteria used to inform the disposals has been as follows (in no particular order):
- Cost of maintenance. High net running costs (gross costs less any income from rent or licence fees) are a good reason to dispose, as the removal of the asset from the portfolio will reduce the overall maintenance bill and help achieve the budget savings target.
 - Backlog repair. There is sometimes available a reasonably up-to-date condition survey which suggests that there could be a large future repairs bill to maintain the asset's value. There may also be concerns regarding building-related compliance and health and safety issues which, though not causing an imminent threat to staff or customers, would be contributory factors for inclusion on the disposals list.

- Disposal value. A potentially large disposal value will help bridge the funding gap for the capital programme and so it is a factor for inclusion in the disposals list.
- Strategic importance. There may be an asset that could tick a number of the above boxes, but is not included in the disposals list because it is strategically important. The thinking behind this might be because of the location of the asset (e.g. in or near an area the council has earmarked for regeneration), or the category of the asset (e.g. if the council chose to adopt a policy in respect of all car parks, it might not want to dispose of an individual one).
- Operational importance. The buildings that are used by the council to deliver services are not immune from the prospect of disposal, and could be considered for disposal in future, but it would be unrealistic to expect a sale in this year.

2.2 Many of the properties on the asset register list are unlikely to generate a receipt at all, or will generate a small receipt. For example, some of the shelters on the list are in poor condition and incur costs to maintain them. They also occupy a site that means it would be unlikely that a private buyer would be interested in purchase of the freehold or long leasehold. Finally, even though the council would be willing to dispose of them, it would consider transfer to a town or parish council, at nil value, to ensure their continued use as a shelter. Despite these characteristics, these assets are still being referred to in this report as “disposals”.

2.3 Assets that have a potentially limited number of buyers will be likely to generate only a small receipt. Examples include assets where the council owns the freehold, with a single tenant in occupation with an ongoing lease. These sites may be attractive to buyers in general, depending on the site and the length of the lease, but it is quite possible that the most motivated (and potentially only) buyer is the tenant. These assets might still be worth disposing of because of criteria other than disposal value.

2.4 The proposed disposals programme has been assembled with access to the available data. This has resulted in gaps in data which, ideally, would be available to inform decision-making. In particular, the council does not have a comprehensive database regarding the condition of assets, the cost of repairs and the ongoing maintenance costs. Records tend not to be maintained on a property-by-property basis, and surveys are not necessarily up to date. These matters will be addressed as part of the Asset Management Plan and an implementation plan will be established in future, but for this year’s disposals, the criteria are based on available data. The other major source of information on assets is staff, whose knowledge built up over, in some cases many years, has helped inform the disposals list.

2.5 This is an imperfect situation but the alternative is to not take forward any disposals until there is a comprehensive database – this will take time, resources and result in a failure to deliver the savings required. If the 2016-17 disposals programme can be delivered, it will help reduce the pressure on the maintenance budget, deliver budget savings, protect the future of some assets that would otherwise fall into disrepair and ideally provide some breathing space to enable the delivery of the Asset Management Plan.

3.0 Consultation and decision-making process

3.1 The Portfolio Holder (Finance & Estates) has the authority to approve the disposal of assets. In the absence of the defunct Corporate Property Asset Management Group, the Director in consultation with the Corporate Management Team, recommends disposals to the Portfolio Holder. Whilst determined to deliver the disposals programme, the Portfolio Holder recognises the importance to some people of some

of the assets on the disposals list, and wishes to consult on the disposals, without jeopardising the timetable.

- 3.2 As part of the consultation, there was a presentation to members at a briefing session on 5 July. There will also be a period of public consultation in respect of open spaces that are proposed to be disposed of. In addition, a special Member Consultation Group has been established to oversee the development of the AMP. Even though the 2016-17 disposals programme was not, strictly speaking, within its remit, its first meeting on 8 July considered the proposals regarding disposals.

4.0 Options

- 4.1 Members could choose to not dispose of assets, in which case, alternative budget savings of £100k in 2016-17 and £200k per annum in 2017-18 would need to be identified. The £100k saving in 2016-17 was approved as part of the budget decision by Cabinet and Council and forms part of the budget framework. Failure to generate the receipts from disposals could cause the capital programme to be curtailed, leading to reduced investment in assets.

Contact Officer:	Tim Howes, Director of Corporate Governance, Tel: 01843 577071
Reporting to:	Madeline Homer, Chief Executive

Annex List

Annex 1	Proposed list of asset disposals 2016-17
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Background Papers

Title	Details of where to access copy
None	N/A

Corporate Consultation

Finance	Matthew Sanham, Acting Head of Financial Services
Legal	Tim Howes, Director of Corporate Governance

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Agenda Item 3

Annex 1

Name and address of land/property	Land at Dane Valley Road Margate
Current Description	4.7 acres of agricultural land
rental received p.a.	£275 pa

Current use of land/property
<ul style="list-style-type: none"> Currently let on a secure Agricultural Tenancy

Income Loss: £275 p.a

Use, condition and maintenance issues
<ul style="list-style-type: none"> None – land maintained by the tenant

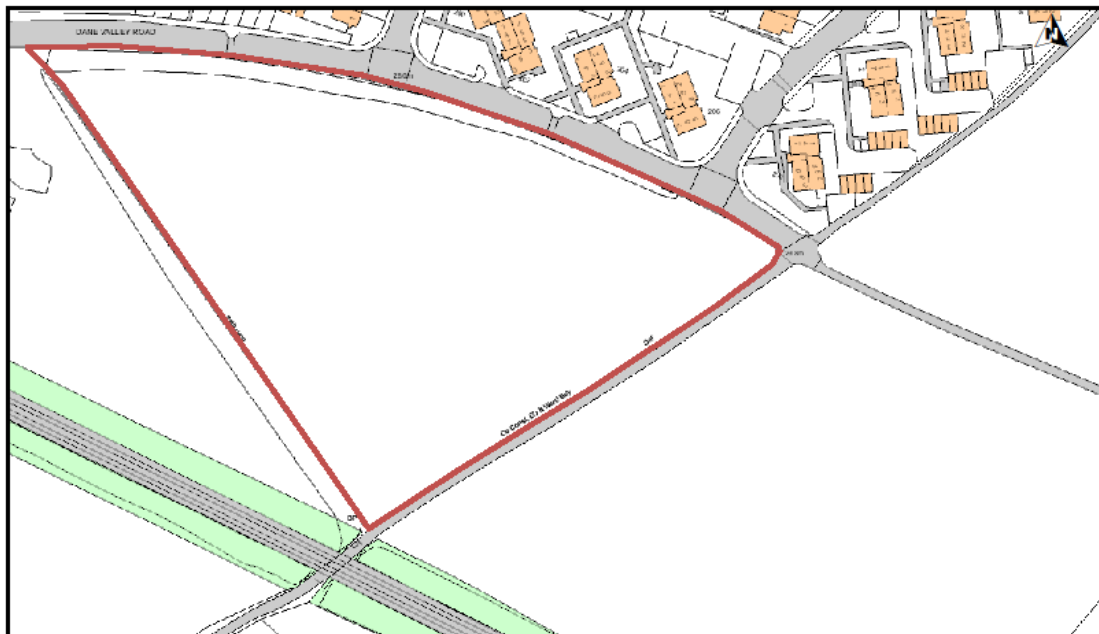
Alternatives
<ul style="list-style-type: none"> Hold for future development potential

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> Disposal of site would yield a capital receipt for the council Any disposal of the site should include a clawback provision so that the Council can share in any future development value

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> None identified.

Recommendation
<ul style="list-style-type: none"> That the land is progressed through the disposal framework.

PLAN



Title: Agricultural Land at Dane Valley Road
 Author: Thanet District Council
 Scale 1:1,250
 Date: 03/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Name and address of land/property	10 Market Street, Margate
Current Description	Detached brick building with flat roof and yard.
rental received p.a.	Nil

Current use of land/property
<ul style="list-style-type: none"> • Vacant

Income Loss: None

Use, condition and maintenance issues
<ul style="list-style-type: none"> • Condition is deteriorating. • TDC responsible for outgoings including NNDR

Alternatives
<ul style="list-style-type: none"> • None identified.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> • Property is an eyesore and has a negative effect on the visual amenity of the old town. • Has been subject to vandalism • TDC would no longer be liable for NNDR and any other outgoings • Several parties interested in purchasing. • A disposal at higher than the purchase price would yield a capital receipt for the Council

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> • Purchased with section 106 money as part of a wider regeneration scheme which did not take place.

Recommendation
<ul style="list-style-type: none"> • That the land is progressed through the disposal framework.



Title: 10 Market Street Margate
 Author: Thanet District Council
 Scale: 1:1,250
 Date: 03/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT29 1JZ



Name and address of land/property	Agricultural land at Millmead Road, Margate
Current Description	6.5 acres of agricultural land.
rental received p.a.	£500

Current use of land/property	<ul style="list-style-type: none"> • Subject to a secure tenancy under the Agricultural Holdings Act 1985 with little potential to increase rent payable. • More valuable to tenant but site has development potential in the long term.
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Income Loss: £500 p.a	
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Use, condition and maintenance issues	<ul style="list-style-type: none"> • No maintenance issues for TDC
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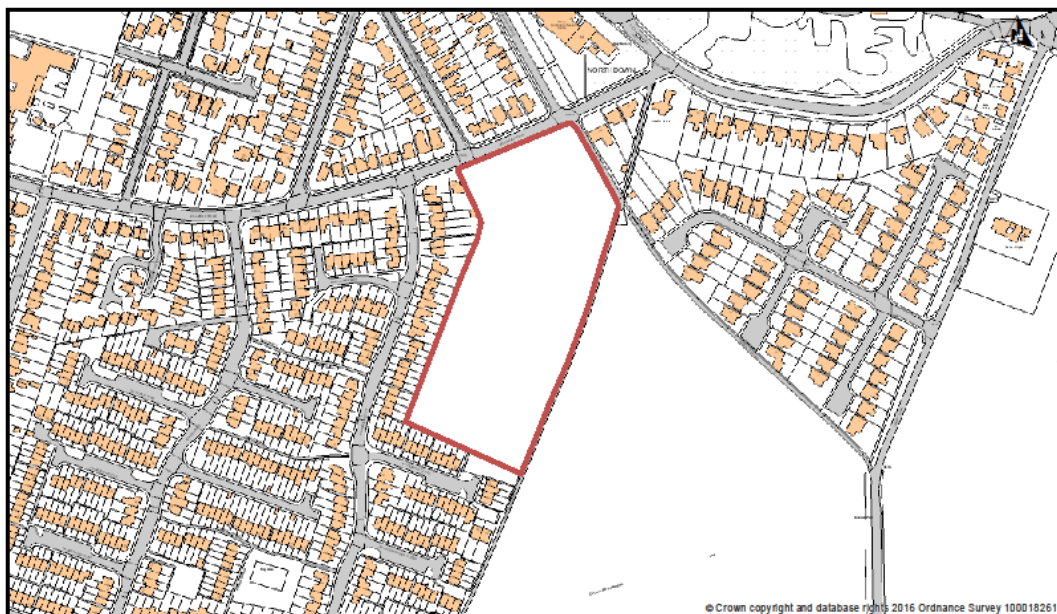
Alternatives	<ul style="list-style-type: none"> • Hold for future potential development
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Advantages / Case for disposal of the land/property	<ul style="list-style-type: none"> • Disposal of the site would yield a capital receipt for the council • Any disposal should include a clawback provision so that the Council can share in any future development value
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Issues which may inhibit disposal of the land/property	<ul style="list-style-type: none"> • None identified.
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Recommendation	<ul style="list-style-type: none"> • That the land is progressed through the disposal framework.
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PLAN



Title: Agricultural Land at Millmead Road
 Author: Thanet District Council
 Scale 1:3,000
 Date: 09/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Name and address of land/property	Agricultural land at Shottendane Road, Margate
Current Description	51.89 acres of agricultural land.
rental received p.a.	£2,500 p.a.

Current use of land/property	<ul style="list-style-type: none"> Subject to a secure tenancy under the Agricultural Holdings Act 1985 with little potential to increase rent payable.
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Income Loss: £2,500 p.a.	
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Use, condition and maintenance issues	<ul style="list-style-type: none"> None – land maintained by tenant
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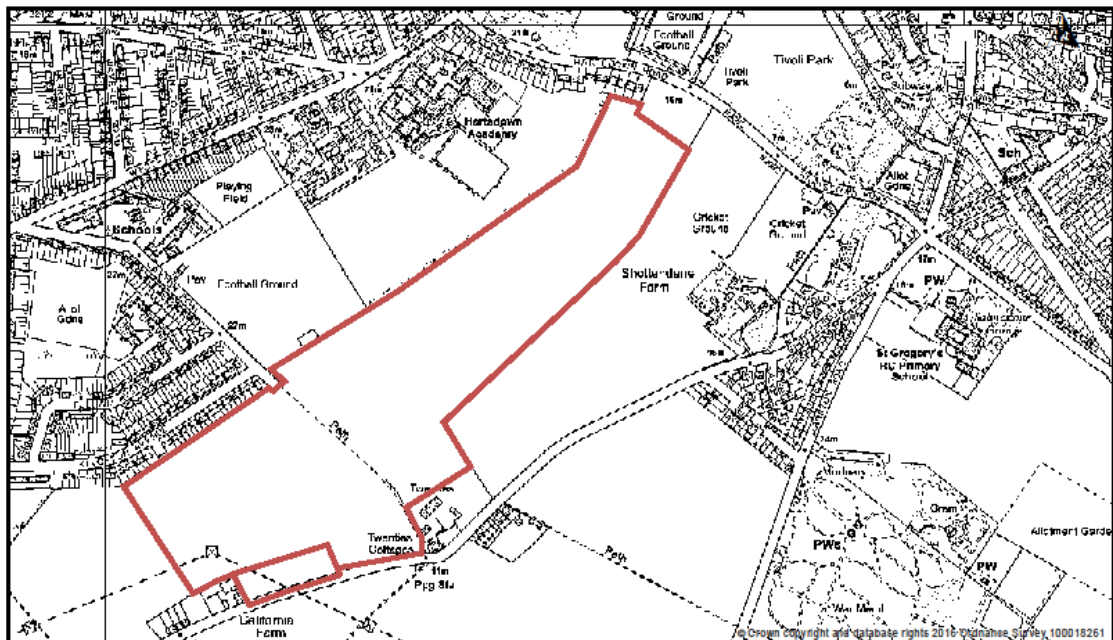
Alternatives	<ul style="list-style-type: none"> Hold for future potential development
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Advantages / Case for disposal of the land/property	<ul style="list-style-type: none"> Disposal of the site would yield a capital receipt for the council Any disposal should include a clawback provision so that the Council can share in any future development value.
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Issues which may inhibit disposal of the land/property	<ul style="list-style-type: none"> None identified.
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Recommendation	<ul style="list-style-type: none"> That the land is progressed through the disposal framework.
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PLAN



Title: Agricultural Land at Shottendane Road, Margate
 Author: Thanet District Council
 Scale: 1:6,000
 Date: 12/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Name and address of land/property	Land adjacent to 44 Palm Bay Avenue, Margate
Current Description	Extension to the driveway and garden of adjacent property.
rental received p.a.	£120

Current use of land/property
<ul style="list-style-type: none"> • Strip of land located on the edge of Palm Bay Recreation Ground. • Currently let on a licence to the owner of 44 Palm Bay Avenue and used as an extension to the driveway and garden of that property.

Income Loss: £120 p.a

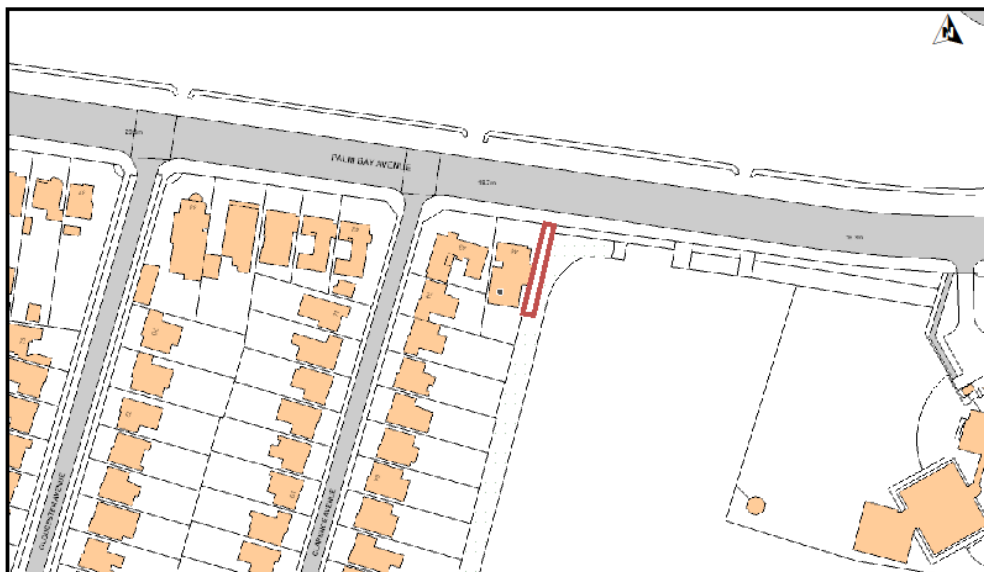
Use, condition and maintenance issues
<ul style="list-style-type: none"> • None. The land is maintained by the licensee under the terms of the licence.

Alternatives
<ul style="list-style-type: none"> • None identified. • Continue to let under a licence

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> • A disposal would yield a capital receipt for the Council. • Savings on grounds maintenance costs.

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> • None identified. • Open Space Notices will be required under Local Government legislation prior to any disposal proceeding

Recommendation
<ul style="list-style-type: none"> • That the land is progressed through the disposal framework.



Title: Land Adj 44 Palm Bay Avenue
 Author: Thanet District Council
 Scale: 1:1,250
 Date: 08/08/2016

Name and address of land/property	Land between Tivoli Park Avenue and Tivoli Road, Margate.
Current Description	Overgrown land and woodland.
rental received p.a.	Nil.

Current use of land/property
<ul style="list-style-type: none"> • Vacant overgrown land. • Development potential but contaminated land.

Income Loss: None

Use, condition and maintenance issues
<ul style="list-style-type: none"> • Overgrown and neglected • Grounds maintenance liability.

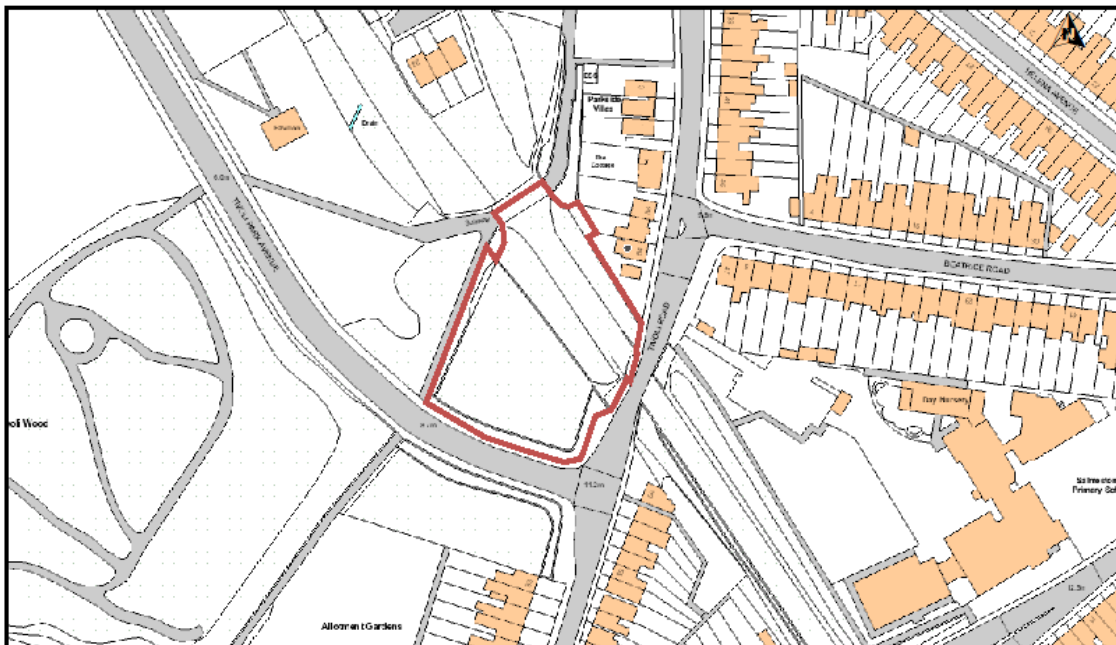
Alternatives
<ul style="list-style-type: none"> • None identified.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> • Disposal of the site would yield a capital receipt for the council • Savings on grounds maintenance costs.

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> • None identified.

Recommendation
<ul style="list-style-type: none"> • That the land is progressed through the disposal framework.

PLAN



Title: Land between Tivoli Park Avenue and Tivoli Road Margate
 Author: Thanet District Council
 Scale: 1:1,250
 Date: 08/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Name and address of land/property	Land adjacent to 84 Tivoli Road, Margate
Current Description	Overgrown land adjacent to residential property.
rental received p.a.	Nil.

Current use of land/property
<ul style="list-style-type: none"> • Vacant and contaminated land.

Income Loss: None

Use, condition and maintenance issues
<ul style="list-style-type: none"> • Overgrown and neglected • Grounds maintenance liability.

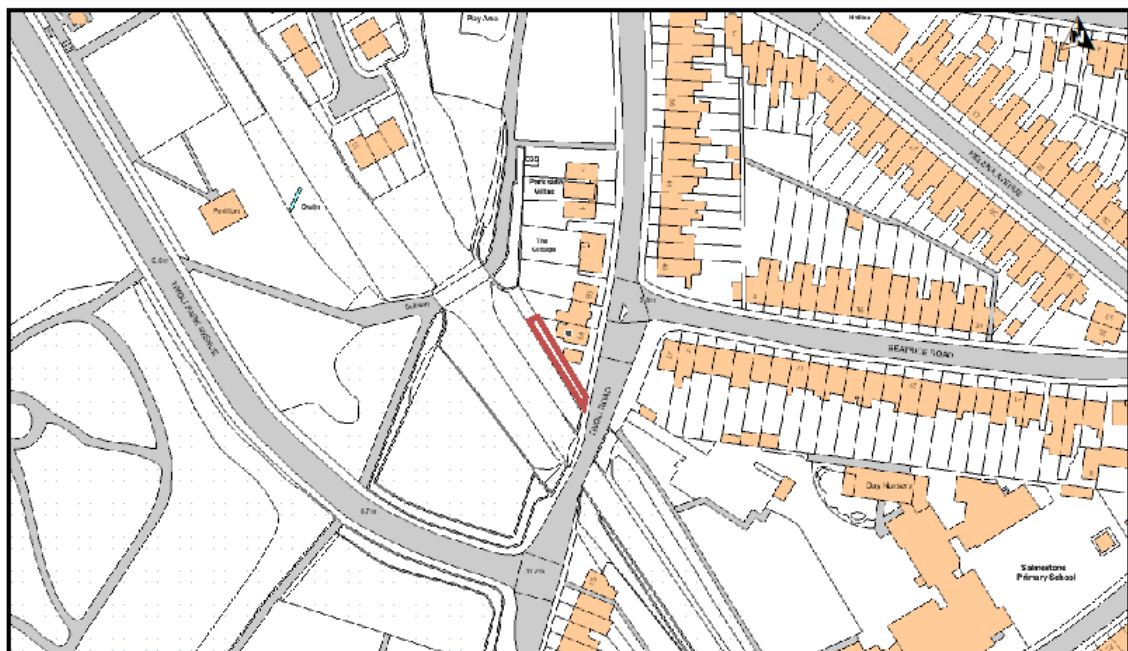
Alternatives
<ul style="list-style-type: none"> • None identified.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> • Disposal of the site would yield a capital receipt for the council • Savings on grounds maintenance costs.

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> • None identified.

Recommendation
<ul style="list-style-type: none"> • That the land is progressed through the disposal framework.

PLAN



Title: Land adj 84 Tivoli Road Margate
 Author: Thanet District Council
 Scale: 1:1,250
 Date: 08/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Name and address of land/property	Land at Dane Valley Road Margate
Current Description	4.7 acres of agricultural land
rental received p.a.	£275 pa

Current use of land/property
<ul style="list-style-type: none"> Currently let on a secure Agricultural Tenancy

Income Loss: £275 p.a

Use, condition and maintenance issues
<ul style="list-style-type: none"> None – land maintained by the tenant

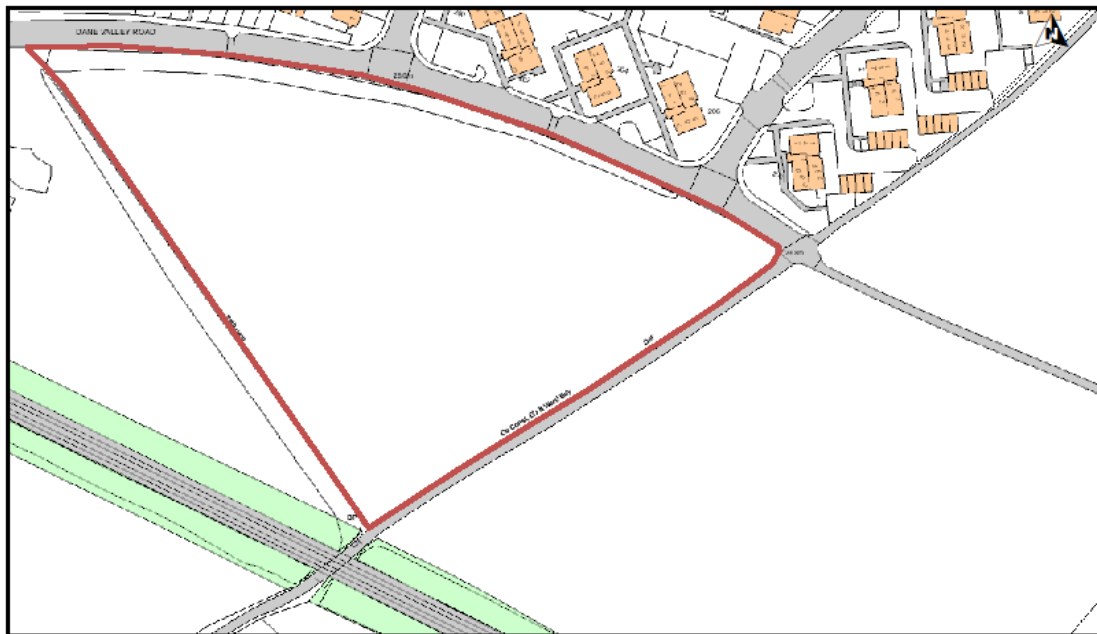
Alternatives
<ul style="list-style-type: none"> Hold for future development potential

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> Disposal of site would yield a capital receipt for the council Any disposal of the site should include a clawback provision so that the Council can share in any future development value

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> None identified.

Recommendation
<ul style="list-style-type: none"> That the land is progressed through the disposal framework.

PLAN



Title: Agricultural Land at Dane Valley Road
 Author: Thanet District Council
 Scale: 1:1,250
 Date: 03/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Name and address of land/property	Land at Duke Street, Margate
Current Description	Vacant land.
rental received p.a.	Nil.

Current use of land/property
<ul style="list-style-type: none"> • Previously considered as part of a proposed wider regeneration scheme which did not take place. • Recent unauthorised use by adjacent restaurant/takeaway who have installed benches and tables.

Income Loss: None

Use, condition and maintenance issues
<ul style="list-style-type: none"> • Easily accessible – public liability.

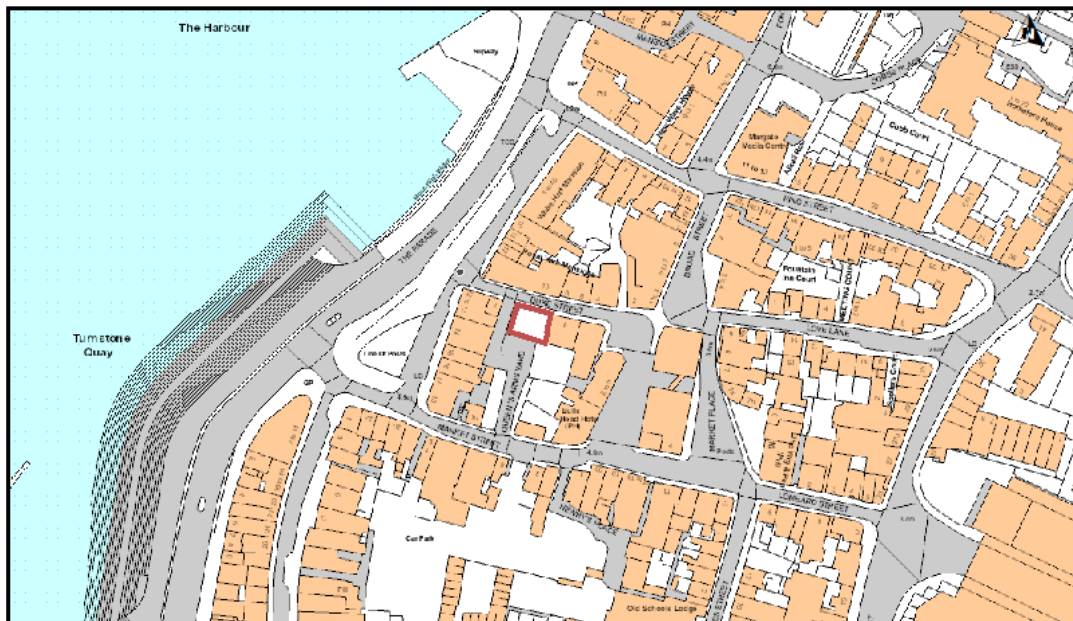
Alternatives
<ul style="list-style-type: none"> • None identified.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> • Development potential • Savings on maintenance costs • A disposal would yield a capital receipt for the Council

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> • None identified.

Recommendation
<ul style="list-style-type: none"> • That the land is progressed through the disposal framework.

PLAN



Title: Land at Duke Street Margate
 Author: Thanet District Council
 Scale 1:1,250
 Date: 08/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Name and address of land/property	Land at Royal Crescent, Margate
Current Description	Former amenity land
rental received p.a.	£150

Current use of land/property	<ul style="list-style-type: none"> Small area of former amenity land located between existing vehicular accesses currently let on licence as parking area, which allows improved access to neighbouring property.
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Income Loss: £150 p.a.	
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Use, condition and maintenance issues	<ul style="list-style-type: none"> licensee is responsible for maintenance.
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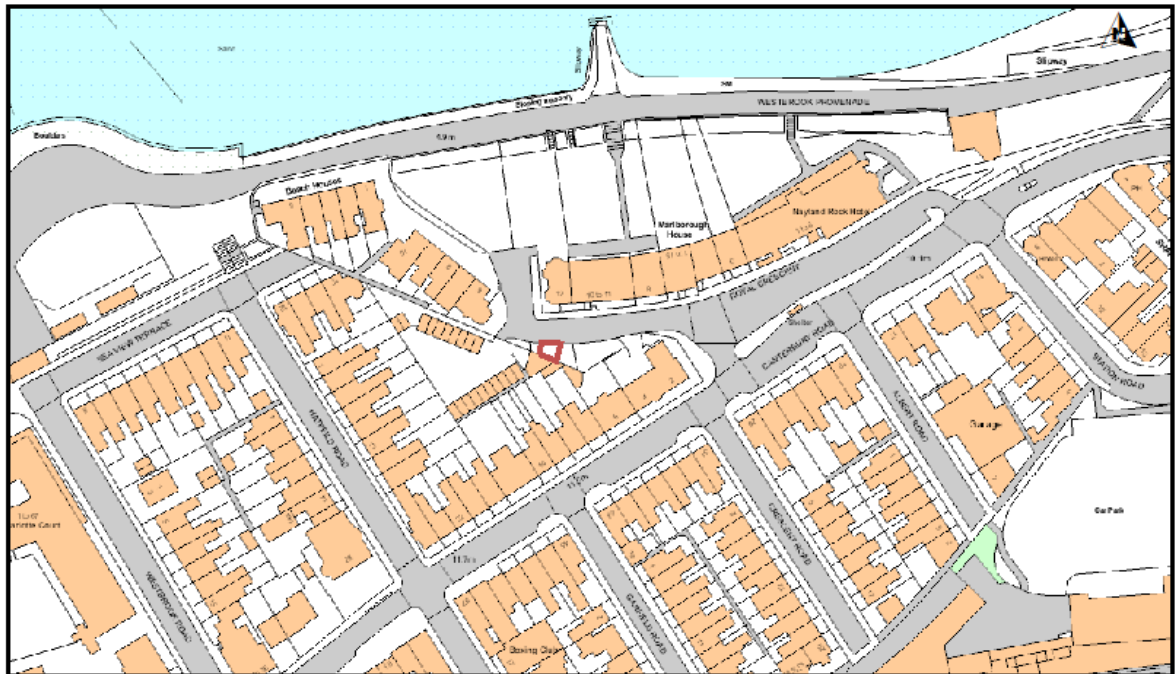
Alternatives	<ul style="list-style-type: none"> None identified. Continue to let under a licence
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Advantages / Case for disposal of the land/property	<ul style="list-style-type: none"> A disposal would yield a capital receipt for the Council.
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Issues which may inhibit disposal of the land/property	<ul style="list-style-type: none"> None identified.
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Recommendation	<ul style="list-style-type: none"> That the land is progressed through the disposal framework.
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PLAN



Title: Land at Royal Crescent Margate

Author: Thanet District Council

Scale: 1:1,250

Date: 03/08/2016

Thanet District Council
Cecil Street
Margate
Kent
CT19 1XZ



Name and address of land/property	Westgate Pavilion, Sea Road, Westgate.
Current Description	Social Hall / Theatre. Single storey brick building under a flat roof.
rental received p.a.	£3,000

Current use of land/property
<ul style="list-style-type: none"> Let under a 6 year secure tenancy expiring December 2016. No S.25 Notice has been served on the tenant.

Income Loss: £3,000 p.a

Use, condition and maintenance issues
<ul style="list-style-type: none"> No maintenance issues – full repairing and insuring lease.

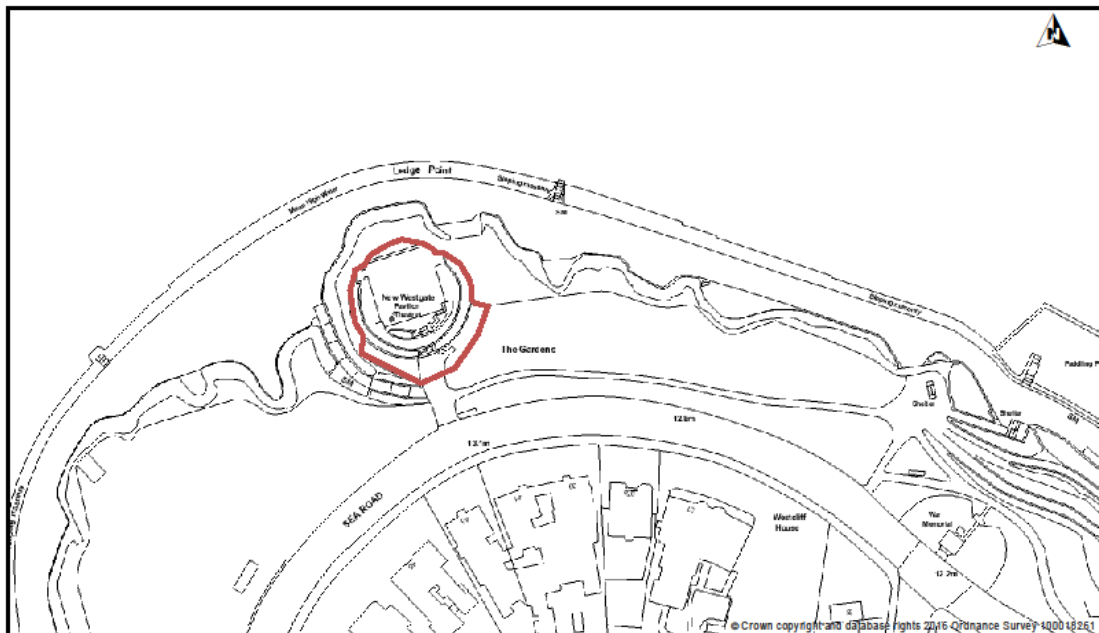
Alternatives
<ul style="list-style-type: none"> None identified. Retain current arrangements

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> Disposal of the site would yield a capital receipt for the council

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> None identified

Recommendation
<ul style="list-style-type: none"> That the land is progressed through the disposal framework.

PLAN



Title: Westgate Pavilion, Sea Road, Westgate
 Author: Thanet District Council
 Scale 1:1,250
 Date: 12/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Name and address of land/property	Land at Shottendane Road, Margate.
Current Description	1.82 acres of grazing land.
rental received p.a.	£1

Current use of land/property
<ul style="list-style-type: none"> 1.82 acres of grazing land let on a 25 year grazing tenancy from 2008 – premium of £2,500 was paid at outset.

Income Loss: £1 p.a

Use, condition and maintenance issues
<ul style="list-style-type: none"> The tenant maintains the land

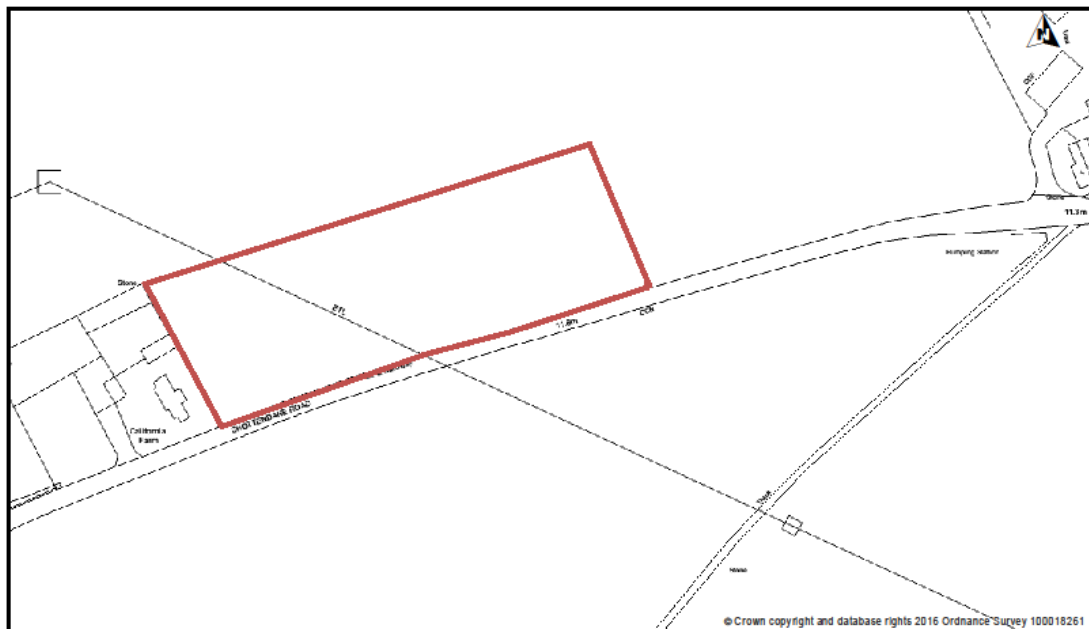
Alternatives
<ul style="list-style-type: none"> Hold for potential development

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> Existing tenant likely to purchase. Disposal of the site would yield a capital receipt for the council Any disposal should include a clawback provision so that the Council can share in any future development value

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> Possible long term future development potential

Recommendation
<ul style="list-style-type: none"> That the land is progressed through the disposal framework.

PLAN



Title: Land at Shottendane Road, Margate
 Author: Thanet District Council
 Scale: 1:1,250
 Date: 12/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Name and address of land/property	Newgate Gap Store, Newgate Gap, Margate
Current Description	Single storey building of brick construction under a flat roof.
rental received p.a.	£900 p.a.

Current use of land/property
<ul style="list-style-type: none"> Let on a licence as a store

Income Loss: £900 p.a.

Use, condition and maintenance issues
<ul style="list-style-type: none"> None identified. Tenant responsible for repairs

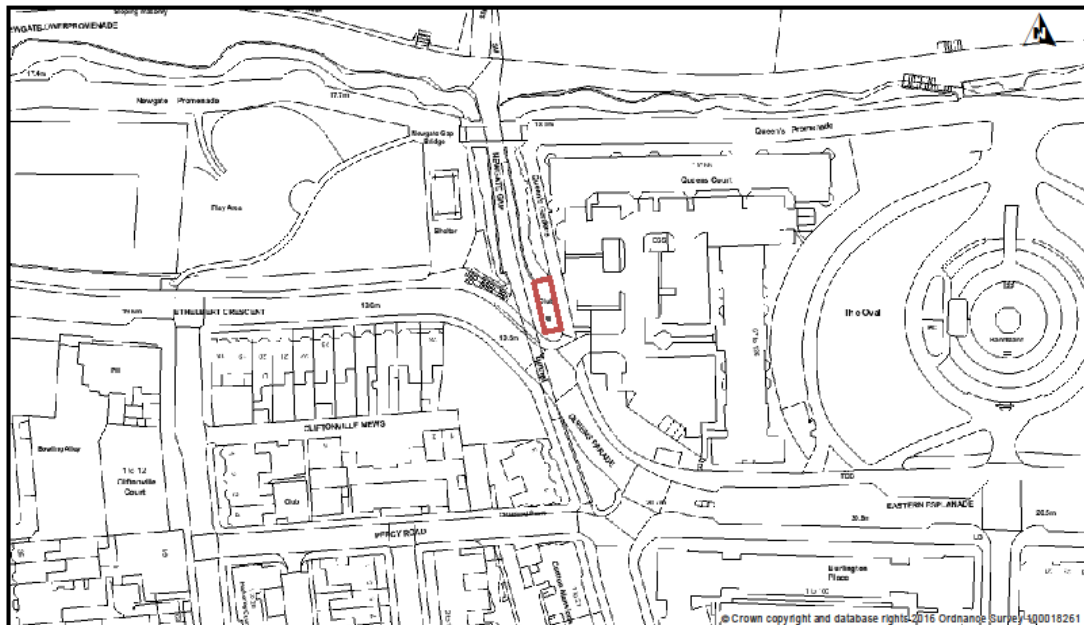
Alternatives
<ul style="list-style-type: none"> None identified. Retain current letting arrangements

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> Disposal of the site would yield a capital receipt for the council Market interest

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> None identified.

Recommendation
<ul style="list-style-type: none"> That the land is progressed through the disposal framework.

PLAN



Title: Newgate Gap, Palm Bay Avenue, Margate
 Author: Thanet District Council
 Scale 1:1,250
 Date: 12/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Name and address of land/property	Rossetti Gardens, Sandles Road, Birchington.
Current Description	Open garden area
rental received p.a.	£400

Current use of land/property
<ul style="list-style-type: none"> Let under a licence and used as a garden area in conjunction with the adjoining wine bar.

Income Loss: £400 p.a

Use, condition and maintenance issues
<ul style="list-style-type: none"> Licence holder carries out maintenance.

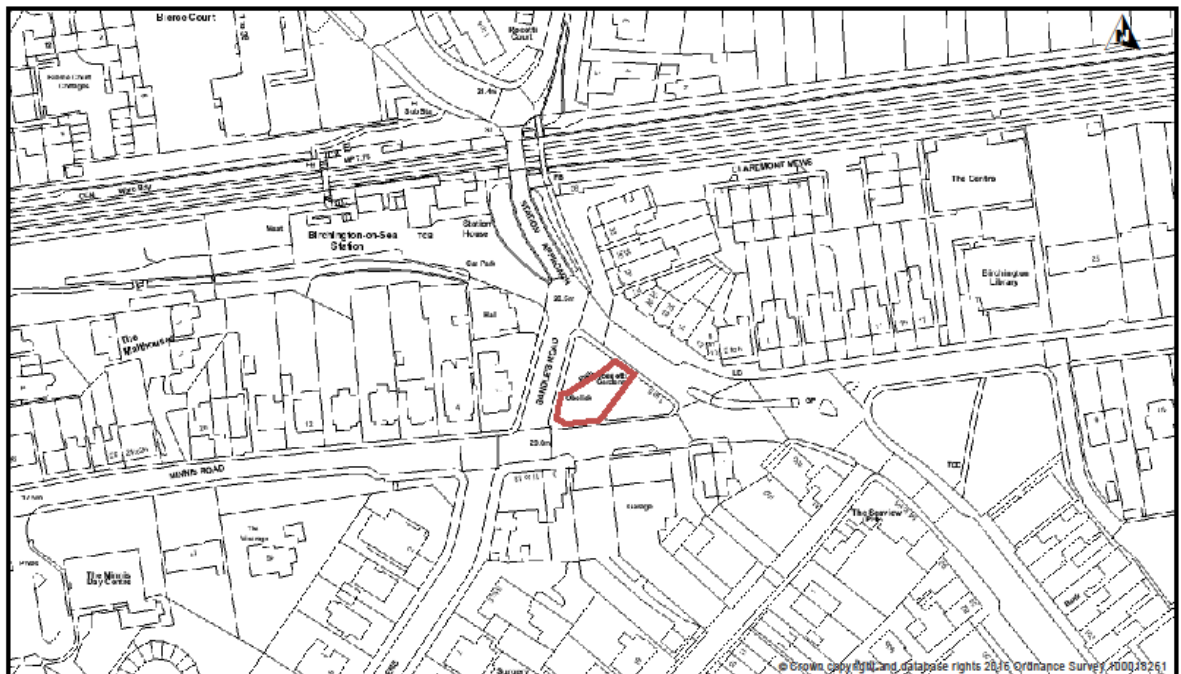
Alternatives
<ul style="list-style-type: none"> Retain as public amenity land.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> Disposal of the site would yield a capital receipt for the council

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> Terms of ownership need to be explored – may have been “gifted” for public use.

Recommendation
<ul style="list-style-type: none"> That the land is progressed through the disposal framework.

PLAN



Title: Rossetti Gardens Birchington
 Author: Thanet District Council
 Scale: 1:1,250
 Date: 09/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Name and address of land/property	The Coach House (Stable Block), Northdown Park, Margate.
Current Description	Detached building comprising store / museum and living accommodation.
rental received p.a.	£256 p.a.

Current use of land/property	<ul style="list-style-type: none"> Subject to a lease ending in 2021 for use as a museum and curator's living accommodation.
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Income Loss: £256 p.a.	
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Use, condition and maintenance issues	<ul style="list-style-type: none"> Lessee is in breach of use and repairing covenants.
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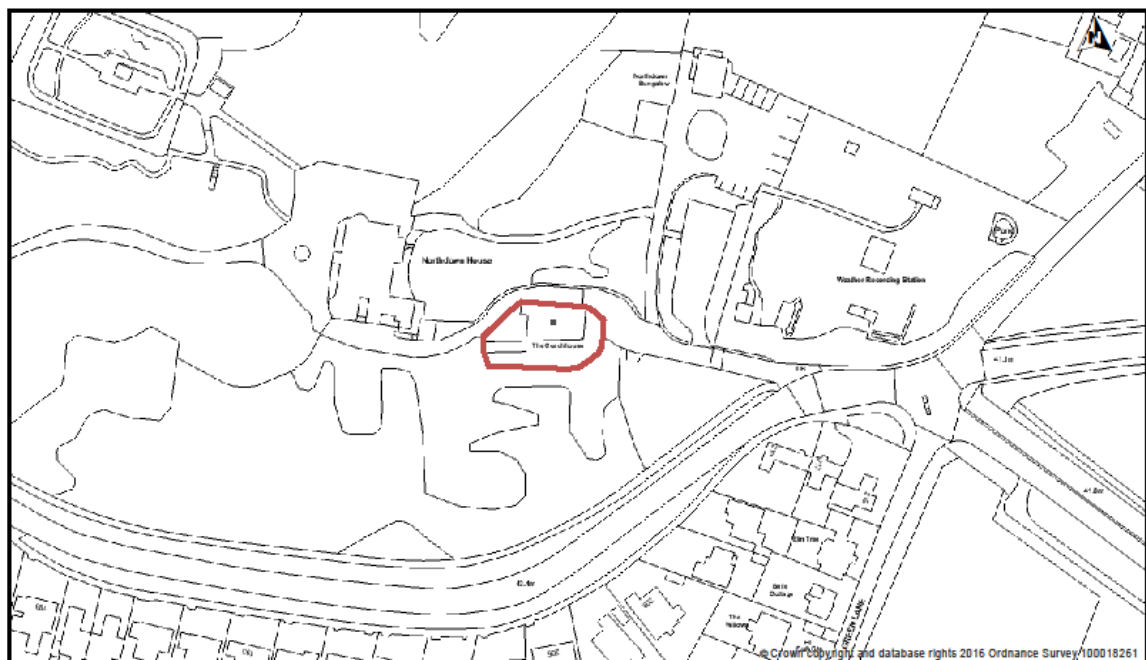
Alternatives	<ul style="list-style-type: none"> Legal and planning positions need to be clarified. Retain current letting arrangements
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Advantages / Case for disposal of the land/property	<ul style="list-style-type: none"> Disposal of the site would yield a capital receipt for the council
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Issues which may inhibit disposal of the land/property	<ul style="list-style-type: none"> Lessee may have option to renew lease (Legal to confirm), but is in breach of lease terms Tenant has claimed against the Council for landlord breaches
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Recommendation	<ul style="list-style-type: none"> That the land is progressed through the disposal framework.
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PLAN



Title: The Coach House Northdown Park

Author: Thanet District Council

Scale: 1:1,250

Date: 09/08/2016

Thanet District Council
Cecil Street
Margate
Kent
CT19 1XZ



Name and address of land/property	Land at Viking Bay
Current Description	Open land, disused shelter, closed toilets and former lift shaft
rental received p.a. / gross yield	None

Current use of land/property
<ul style="list-style-type: none"> Vacant and subject to vandalism

Income Loss: None

Use, condition and maintenance issues
<ul style="list-style-type: none"> The site is on different levels. Beach level incorporates the shelter, and an open area of scrub land. There is the disused lift shaft and toilets at split level. It is sited against the cliff face, generally central to Viking Bay Previously offered to market but the single interest did not progress to completion

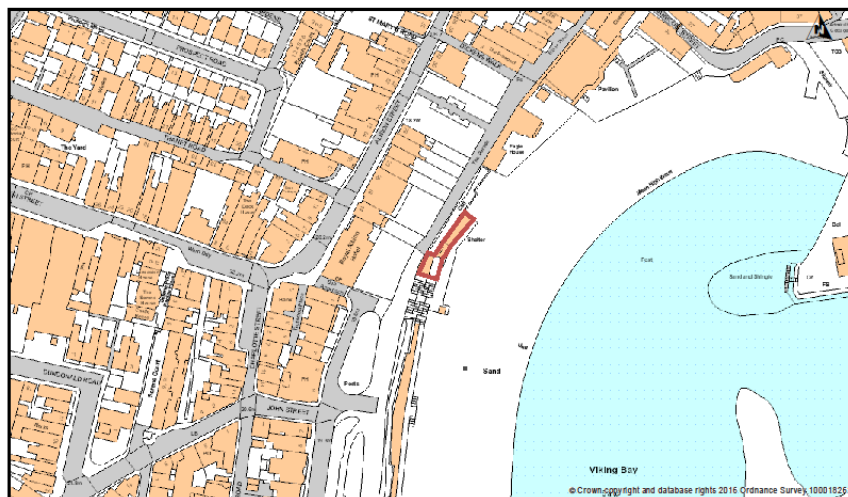
Alternatives
<ul style="list-style-type: none"> None

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> Disposal of the site would yield a capital receipt for the council There is market interest for viable development Development would improve the beach facilities Enhance the area as a beach attraction Income generation Not capable of renovation at reasonable cost Current condition is cause for complaint

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> None identified.

Recommendation
<ul style="list-style-type: none"> That the land is progressed through the disposal framework.

PLAN



Title: Land at Viking Bay Broadstairs
 Author: Thanet District Council
 Scale 1:1,250
 Date: 22/08/2016



Name and address of land/property	The Ice House, Military Road, Ramsgate
Current Description	
rental received p.a.	£205.16 per annum

Current use of land/property
<ul style="list-style-type: none"> • Mostly vacant • Parts currently used as storage by Sea Scouts and an individual • Ground Floor offices previously let at £4,500 per annum have remained vacant for 3 years due poor condition of building

Income Loss £205.16 p.a

Use, condition and maintenance issues
<ul style="list-style-type: none"> • The property is currently in poor condition with the upper floor unusable due to the condition of the roof • The property requires considerable expenditure to bring it back into economic use

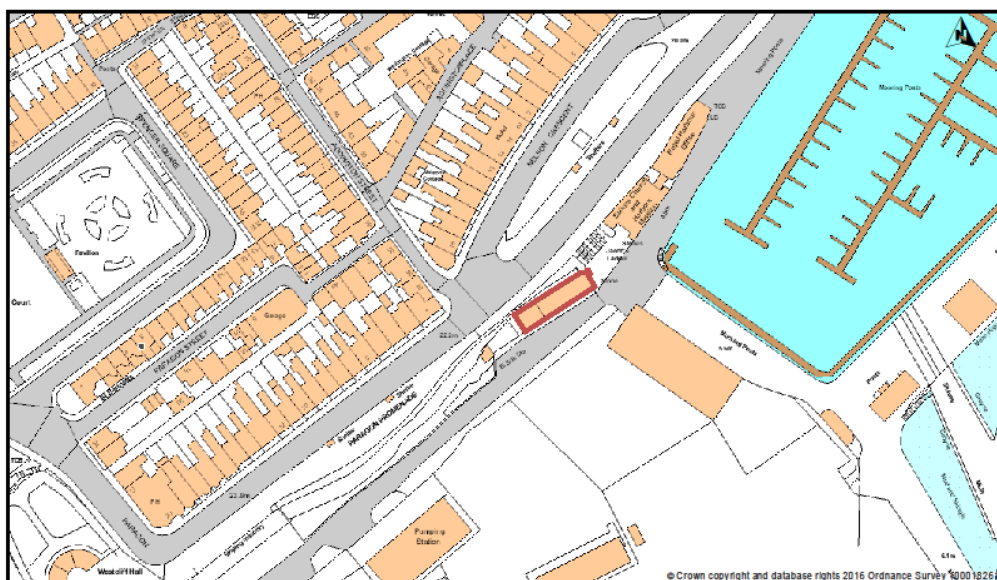
Alternatives
<ul style="list-style-type: none"> • Sale by public auction

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> • The disposal of the property would extinguish the Councils future maintenance liability and risk.

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> • None identified.

Recommendation
<ul style="list-style-type: none"> • That the land is progressed through the disposal as a Community Asset Transfer

PLAN



Title: Ice House Ramsgate
 Author: Thanet District Council
 Scale: 1:1,250
 Date: 15/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



NB

Not to Scale

Name and address of land/property	Westbrook Pavilion, Royal Esplanade, Margate.
Current Description	Two-storey building in mixed leisure use. Part vacant.
rental received p.a.	£15,200 p.a.

Current use of land/property
<ul style="list-style-type: none"> • Part let as a café / shop under a secure business tenancy. • Other parts let under licences to a social club and Thanet Lifeguards. • Part occupied by bay inspectors. • Part used as public toilets. • Part vacant.

Income Loss: £15,200 p.a.

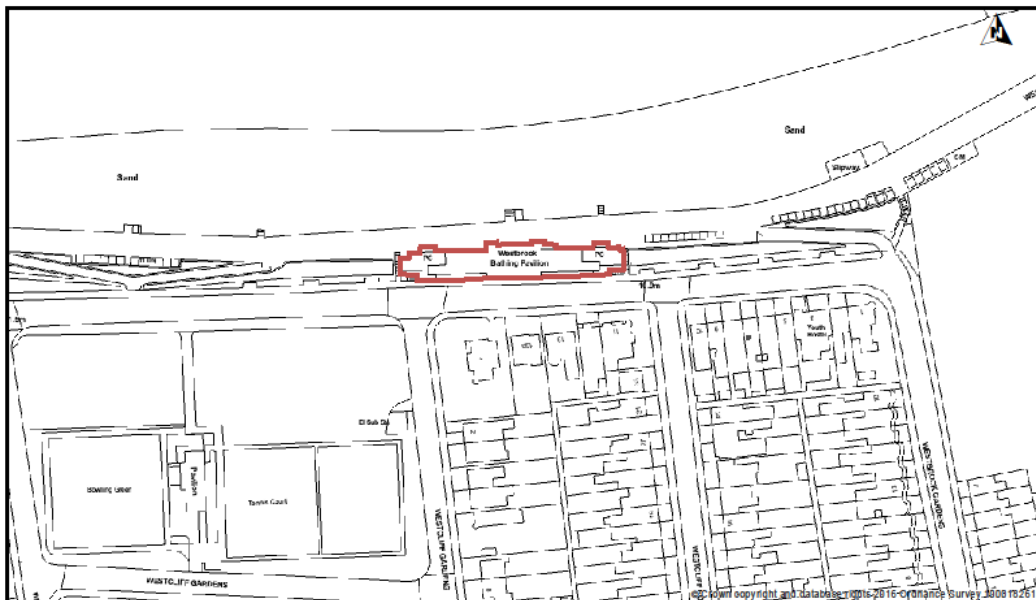
Use, condition and maintenance issues
<ul style="list-style-type: none"> • Building is in poor condition – an estimated £700,000 needs to be spent over five years.

Alternatives
<ul style="list-style-type: none"> • None identified. • Identified via Beach Management Plan as a priority site for development.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> • Disposal of the site would yield a capital receipt for the council

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> • Possible objections to disposal.

Recommendation
<ul style="list-style-type: none"> • That the land is progressed through the disposal framework.



Title: Westbrook Pavilion, Royal Esplanade, Margate
 Author: Thanet District Council
 Scale: 1:1,260
 Date: 12/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Name and address of land/property	Land at Manston Road, Ramsgate
Current Description	Open land
rental received p.a. / gross yield	Nil

Current use of land/property
<ul style="list-style-type: none"> • Former allotment site extending to approx. 2.2 Ha • Consent for the disposal of the allotment site was received from the Government Office for the South East in September 2006. • Currently unused • Adjacent to Explore Living 's recent Meridian Village development • Adjacent to proposed Manston Green Site • Site is identified in Draft Local Plan as a Non Strategic Urban Area Site with potential to deliver 61 residential units between 2016 - 2021

Income Loss
None

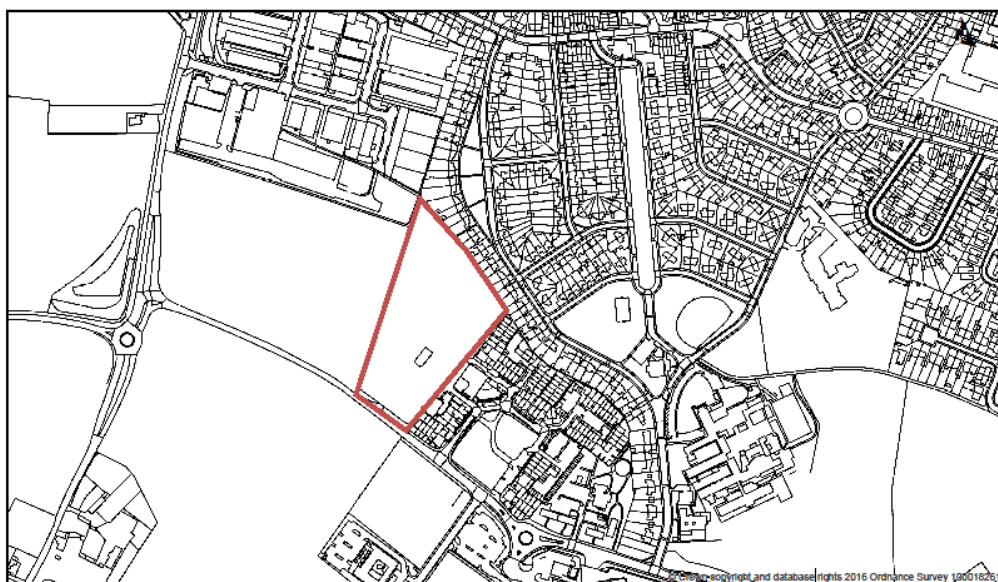
Use, condition and maintenance issues
<ul style="list-style-type: none"> • The land is currently unused

Alternatives
<ul style="list-style-type: none"> • The property could be developed for social housing.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> • Disposal would realise a capital receipt for the Council • Disposal would extinguish any liabilities.

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> • None identified.

Recommendation
<ul style="list-style-type: none"> • That the land is progressed through the disposal framework.



Title: Manston Road, Ramsgate
 Author: Thanet District Council
 Scale 1:4,000
 Date: 07/09/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Name and address of land/property	The Leys, Preston Road, Manston
Current Description	5.93 Acres of Agricultural Land
rental received p.a.	£237.60

Current use of land/property
<ul style="list-style-type: none"> Currently let on a secure Agricultural Tenancy

Income Loss £237.60 p.a

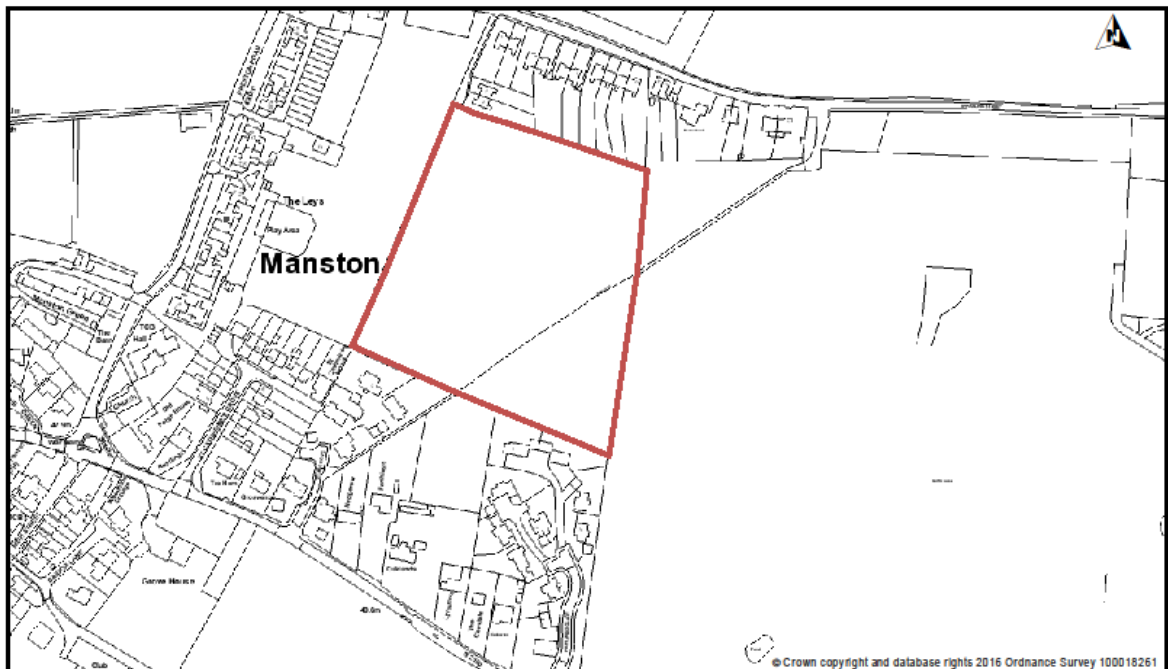
Use, condition and maintenance issues
<ul style="list-style-type: none"> None – land is maintained by the tenant

Alternatives
<ul style="list-style-type: none"> Hold for future potential development

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> Disposal of the site would yield a capital receipt for the council Any disposal should include a clawback provision so that the Council can share in any future development value

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> None identified.

Recommendation
<ul style="list-style-type: none"> That the land is progressed through the disposal framework.



Title: The Leys, Preston Road, Manston
 Author: Thanet District Council
 Scale 1:2,500
 Date: 12/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



NB Not to Scale

Name and address of land/property	Dane Valley Starter Units Dane Valley Road Broadstairs
Current Description	22 small workshops on industrial estate
rental received p.a.	£30,560pa

Current use of land/property	<ul style="list-style-type: none"> Small workshop units with a variety of uses but many are now used for storage purposes only
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Income Loss: £30,560 p.a	
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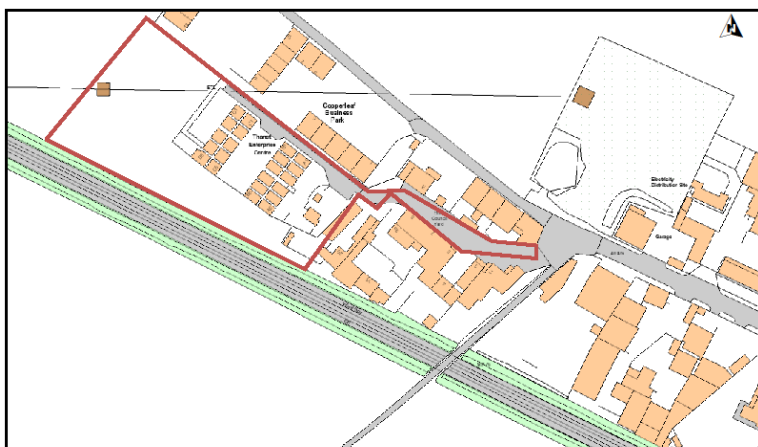
Use, condition and maintenance issues	<ul style="list-style-type: none"> Small workshop units coming to the end of their useful life Occupied under a variety of licence arrangements some with minimal repairing obligations Over £30,00 has been spent over the last 3 years on maintenance, with works still to be carried out £3,000 required to demolish one unit that is uneconomic to repair Management intensive Subject to flytipping, and is an eyesore
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Alternatives	<ul style="list-style-type: none"> Retain the site as existing Possible future joint venture
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Advantages / Case for disposal of the land/property	<ul style="list-style-type: none"> A disposal would yield a capital receipt for the council Development would improve and enhance the appearance of the area There is market interest from adjoining owners Current condition is cause for complaint The council would no longer be responsible for maintenance costs Current access is poor to the site and limits development potential
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Issues which may inhibit disposal of the land/property	<ul style="list-style-type: none"> Opposition from the occupiers
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Recommendation	<ul style="list-style-type: none"> That the land is progressed through the disposal framework.
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Title: Dane Valley Starter Units
 Author: Thanet District Council
 Scale: 1:1,250
 Date: 03/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Name and address of land/property	Agricultural Land at North Foreland - Callis Court Road and Crescent Road Broadstairs
Current Description	15.45 acres of agricultural land comprising 2 plots
rental received p.a.	£1,000 per annum

Current use of land/property

- 15.45 acres of agricultural land in 2 plots let as a secure tenancy under the Agricultural Holdings Act 1985 with succession rights

Income Loss: £1,000 p.a

Use, condition and maintenance issues

- The tenant maintains the land

Alternatives

- Hold for future development potential

Advantages / Case for disposal of the land/property

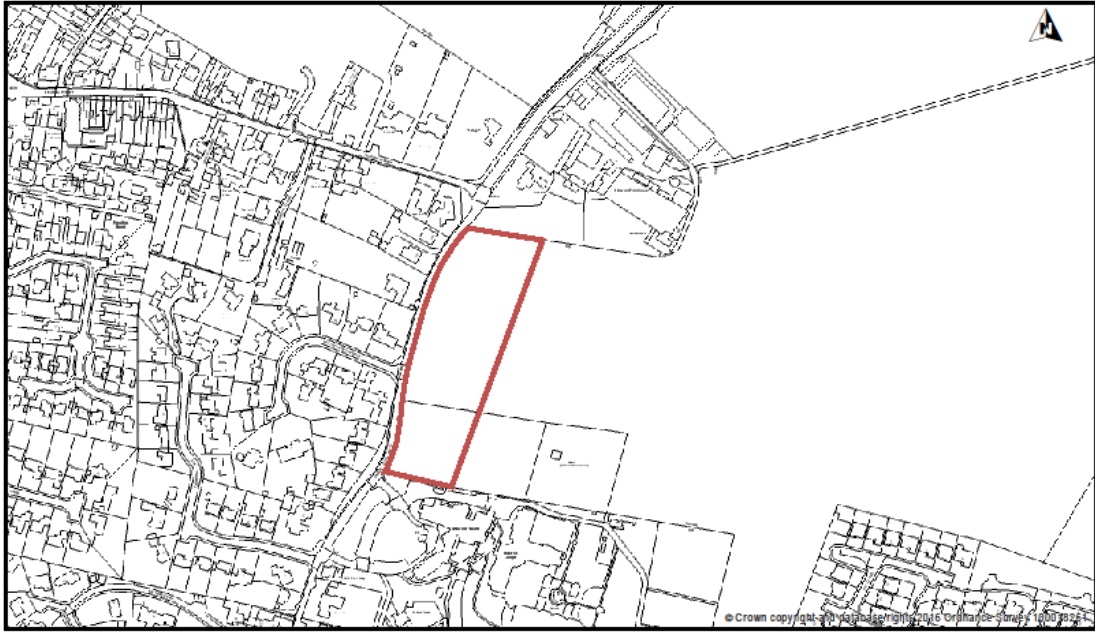
- Disposal of the site would yield a capital receipt for the council
- Any disposal should include a clawback provision so that the Council can share in any future development value

Issues which may inhibit disposal of the land/property

- Possible future development potential

Recommendation

- That the land is progressed through the disposal framework.



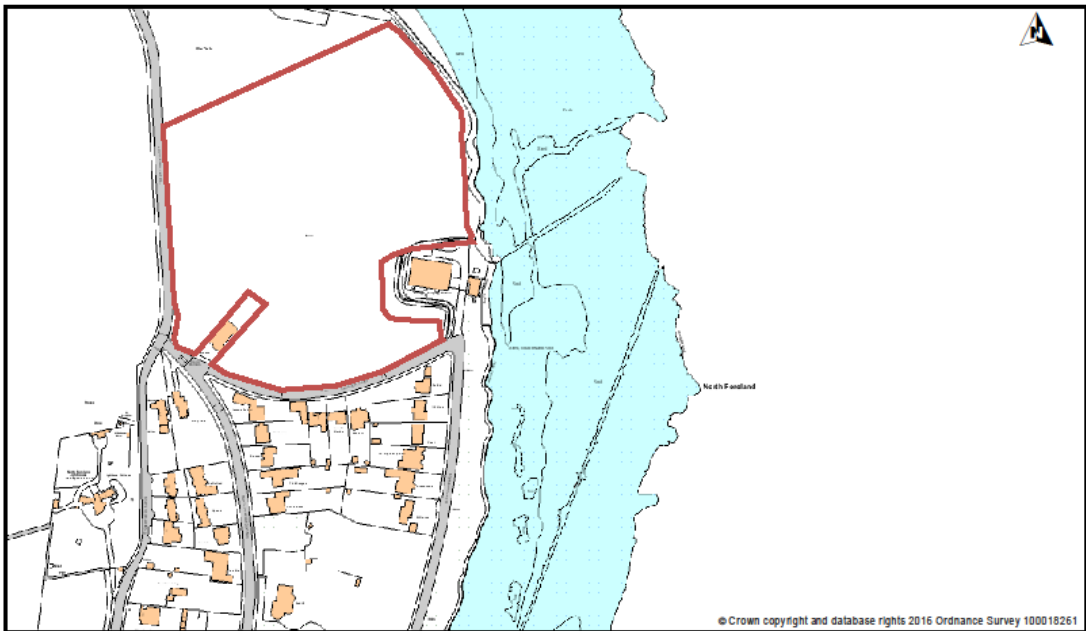
Title: Agricultural Land at Callis Court Road

Author: Thanet District Council

Scale 1:3,000

Date: 09/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Title: Agricultural Land at Crescent Road

Author: Thanet District Council

Scale 1:3,000

Date: 16/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



Name and address of land/property	Land at Hopes Lane Ramsgate
Current Description	Amenity land located next to residential properties and opposite industrial estate
rental received p.a.	None

Current use of land/property
<ul style="list-style-type: none"> Unused grassed area of land with several trees on site

Income Loss: None

Use, condition and maintenance issues
<ul style="list-style-type: none"> Maintained and managed by TDC

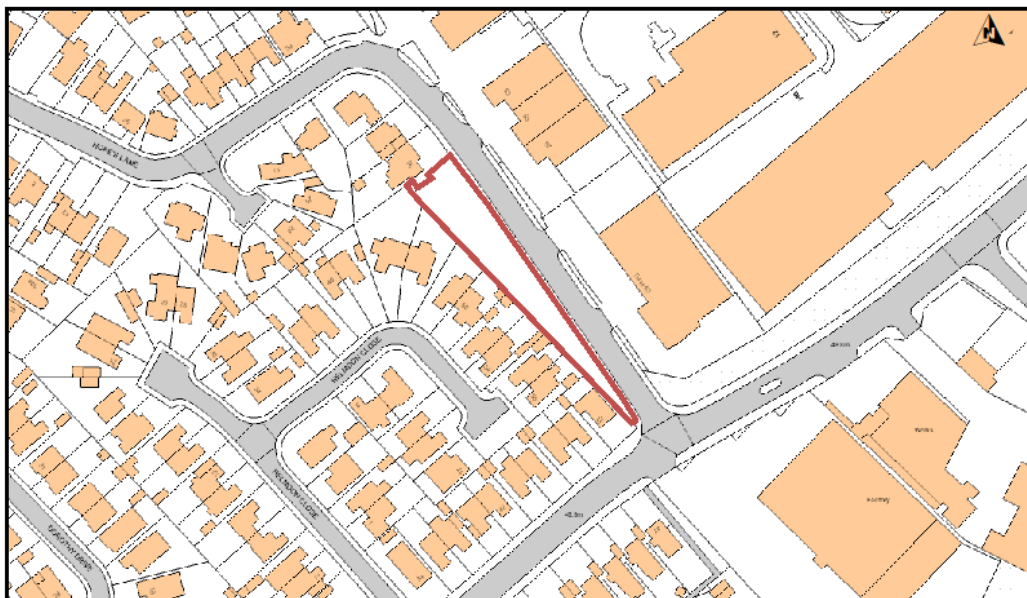
Alternatives
<ul style="list-style-type: none"> Could be potential for residential redevelopment for 1 or 2 properties. The industrial site opposite is identified in the draft local plan as a potential housing site for 36 units

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> Disposal of the site would yield a capital receipt for the council The Council would no longer be responsible for maintenance costs

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> None identified.

Recommendation
<ul style="list-style-type: none"> That the land is progressed through the disposal framework.

PLAN



Title: Land at Hopes Lane Ramsgate
 Author: Thanet District Council
 Scale: 1:1,250
 Date: 08/08/2016

Thanet District Council
 Cecil Street
 Margate
 Kent
 CT19 1XZ



THANET DISTRICT COUNCIL DECLARATION OF INTEREST FORM

Do I have a Disclosable Pecuniary Interest and if so what action should I take?

Your Disclosable Pecuniary Interests (DPI) are those interests that are, or should be, listed on your Register of Interest Form.

If you are at a meeting and the subject relating to one of your DPIs is to be discussed, in so far as you are aware of the DPI, you **must** declare the existence **and** explain the nature of the DPI during the declarations of interest agenda item, at the commencement of the item under discussion, or when the interest has become apparent

Once you have declared that you have a DPI (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must:-**

1. Not speak or vote on the matter;
2. Withdraw from the meeting room during the consideration of the matter;
3. Not seek to improperly influence the decision on the matter.

Do I have a significant interest and if so what action should I take?

A significant interest is an interest (other than a DPI or an interest in an Authority Function) which:

1. Affects the financial position of yourself and/or an associated person; or
Relates to the determination of your application for any approval, consent, licence, permission or registration made by, or on your behalf of, you and/or an associated person;
2. And which, in either case, a member of the public with knowledge of the relevant facts would reasonably regard as being so significant that it is likely to prejudice your judgment of the public interest.

An associated person is defined as:

- A family member or any other person with whom you have a close association, including your spouse, civil partner, or somebody with whom you are living as a husband or wife, or as if you are civil partners; or
- Any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors; or
- Any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000;
- Any body of which you are in a position of general control or management and to which you are appointed or nominated by the Authority; or
- any body in respect of which you are in a position of general control or management and which:
 - exercises functions of a public nature; or
 - is directed to charitable purposes; or
 - has as its principal purpose or one of its principal purposes the influence of public opinion or policy (including any political party or trade union)

An Authority Function is defined as: -

- Housing - where you are a tenant of the Council provided that those functions do not relate particularly to your tenancy or lease; or
- Any allowance, payment or indemnity given to members of the Council;
- Any ceremonial honour given to members of the Council
- Setting the Council Tax or a precept under the Local Government Finance Act 1992

If you are at a meeting and you think that you have a significant interest then you **must** declare the existence **and** nature of the significant interest at the commencement of the

matter, or when the interest has become apparent, or the declarations of interest agenda item.

Once you have declared that you have a significant interest (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must:-**

1. Not speak or vote (unless the public have speaking rights, or you are present to make representations, answer questions or to give evidence relating to the business being discussed in which case you can speak only)
2. Withdraw from the meeting during consideration of the matter or immediately after speaking.
3. Not seek to improperly influence the decision.

Gifts, Benefits and Hospitality

Councillors must declare at meetings any gift, benefit or hospitality with an estimated value (or cumulative value if a series of gifts etc.) of £25 or more. You **must**, at the commencement of the meeting or when the interest becomes apparent, disclose the existence and nature of the gift, benefit or hospitality, the identity of the donor and how the business under consideration relates to that person or body. However you can stay in the meeting unless it constitutes a significant interest, in which case it should be declared as outlined above.

What if I am unsure?

If you are in any doubt, Members are strongly advised to seek advice from the Monitoring Officer or the Committee Services Manager well in advance of the meeting.

DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS, SIGNIFICANT INTERESTS AND GIFTS, BENEFITS AND HOSPITALITY

MEETING

DATE..... **AGENDA ITEM**

DISCRETIONARY PECUNIARY INTEREST

SIGNIFICANT INTEREST

GIFTS, BENEFITS AND HOSPITALITY

THE NATURE OF THE INTEREST, GIFT, BENEFITS OR HOSPITALITY:

.....
.....
.....

NAME (PRINT):

SIGNATURE:

Please detach and hand this form to the Democratic Services Officer when you are asked to declare any interests.