

CABINET

Minutes of the meeting held on 14 June 2018 at 7.00 pm in Council Chamber - Council Offices.

Present: Councillor Robert W Bayford (Chairman); Councillors Savage, Game, I Gregory and Taylor-Smith

In Attendance: Councillors: Bambridge, Connor, Crow-Brown, Edwards, J Fairbrass, L Fairbrass, Jaye-Jones, Johnston, Stummer-Schmertzling and Wells

499. APOLOGIES FOR ABSENCE

There were no apologies received at the meeting.

500. DECLARATIONS OF INTEREST

There were no declarations of interest.

501. MINUTES OF PREVIOUS MEETING

Councillor Taylor-Smith proposed, Councillor Savage seconded and Members agreed the minutes as a correct record of the meeting that was held on 15 March 2018.

502. ASSET MANAGEMENT

Cabinet considered proposals for the disposal of assets and Members were asked to agree approaches for disposal to achieve a capital receipt, the community asset transfer framework and for transfer under the asset of community value process under the Localism Act 2011.

Those properties which were recommended for disposal to achieve a capital receipt included the following:

1. Land at Hartsdown and Property Plot 1
This property is recommended for sale on the open market as the property requires investment and the rental yield is low.

There are existing leases and licences but these will be unaffected by the sale and a clawback provision will be included to capture any future uplift in development Value.

2. 40 Hawley Square Margate
This is the former CCTV base which has been relocated to Cecil Street offices. This property will be sold on the open market.
3. Land at Hartsdown Margate Football Club
There are existing leases in place with the Football Club and the Club has invested significant sums in the premises including a new 3G pitch.

Margate Football Club has ambitious future investment plans which require the Club to secure the necessary funding (including community funding). A longer interest in the land is required to deliver that funding and investment. A long lease has been considered but a freehold would be more effective.

The sports and recreational uses can be protected through planning controls and restrictive covenants. In addition a 'clawback' provision will be put in place to capture increases in value.

4. Land at Zion Place

This site was subject to a long lease at £500 per year until 2070. The land would be sold subject to this lease and an adjacent site had already been identified for disposal. The two sites would be packaged together for sale.

Members were further advised that properties which were recommended for disposal through the community asset transfer framework included the following:

1. Alpha Road Birchington;
2. Birchington Memorial Ground.

It was intended that these sites should remain as recreational/amenity land but transferred to the Birchington Parish Council. Restrictive covenants would be put in place to ensure future public uses of the sites.

Those properties recommended for transfer under the asset of community value process under the Localism Act 2011 were as detailed below:

1. Old Lookout Broadstairs

The maintenance of this building has been supported by the Broadstairs and Harbour seafront group for some time. The asset does not produce much return and it would benefit from continued community management and maintenance.

The Council had received an asset of community value 'right to bid' application. The property was therefore recommended for disposal through that process.

Councillor Townend and Councillor Johnston spoke under Council Procedure Rule 20.1.

After the deliberations, Councillor Gregory proposed, Councillor Game seconded and Cabinet agreed the following:

1. To progress the following property and land through the disposal framework to achieve a capital receipt:
 - i. Hartsdown Land and Property Plot 1;
 - ii. 40 Hawley Square, Margate;
 - iii. Land at Hartsdown (Margate Football Club);
 - iv. Land, Zion Place, Margate.
2. To progress the following property and land through the community asset transfer framework.
 - i. Alpha Road Land, Birchington;
 - ii. Birchington Memorial Ground, Birchington.
3. To progress the following property as regulated by statute under the Localism Act 2011 through the community asset transfer framework.
 - i. The "Old Look Out", Broadstairs.

Meeting concluded: 7.09 pm