

ANNEX 1

PROPOSED SITES FOR DISPOSAL

<u>Asset number</u>	<u>Site</u>	<u>Plan ref</u>
345/2-4	Land at Whiteness Road, Broadstairs	1.
213/2-1	St Lawrence closed PC's, Ramsgate	2.
167/1-5	Land adjoining Marlowe Academy, Ramsgate	3.
362/1-2	Green Wedge land, Dane Valley Road, St Peters	4.
500/1-1	Triangular land within Dreamland site, Margate	5.
365/1-4	Former Pavilion, St Peters Rec, Broadstairs	6.

SITE INFORMATION AND PLANS

1. Land at Whiteness Road, Broadstairs

Name and address of land/property	Land at Whiteness Road, Kingsgate
Current Description	Car park extension adjoining the Captain Digby PH
rental received p.a. / gross yield	£3,100 p.a.

Current use of land/property
<ul style="list-style-type: none"> 1,275 Square metres of land used as a car park (approximately 79 spaces) and leased to Thorley Taverns who have the benefit of a commercial lease agreement.

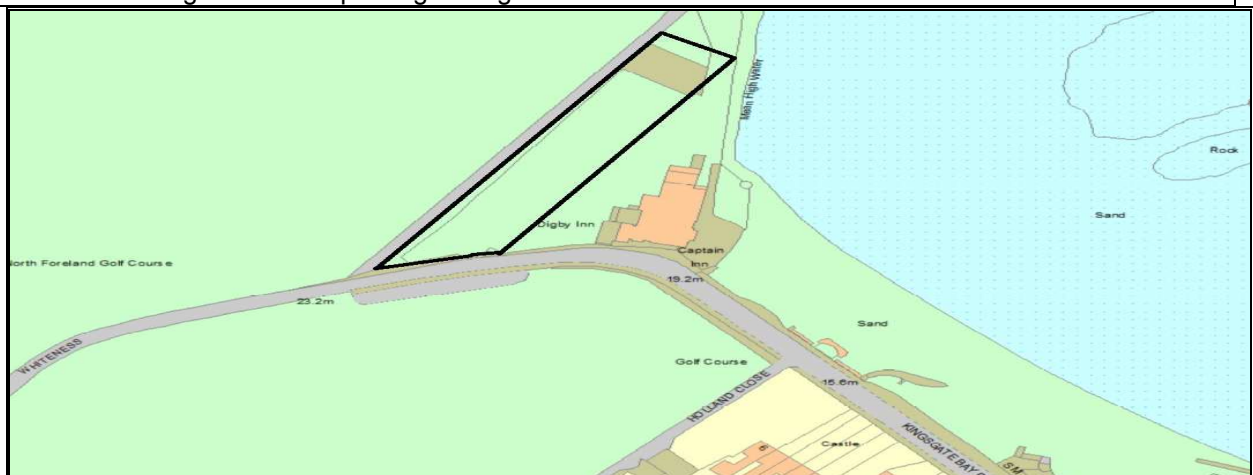
Use, condition and maintenance issues
<ul style="list-style-type: none"> Uneven and requires resurfacing, drainage and layout as car parking spaces. Members of the North Foreland Golf Club and Kingsgate Bay Chalet holders are permitted to park on the land at no charge under the current agreement. Such use should form condition to any sale.

Alternatives
<ul style="list-style-type: none"> There is not considered to be any alternative development suitable and any sale would be covenanted accordingly.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> Disposal of the site would yield a financial receipt considered more beneficial to the modest revenue income achievable for the site. Disposal of the site will enable investment by the purchaser for the area to be upgraded, maintained and less of an eyesore. There is a potential "marriage value" gain in combining the site with the adjacent land which will be considered further should the asset be progressed for disposal.

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> Possible opposition from the neighbouring golf course and chalet holders, but with reassurance of a covenant as identified above this will go some way to alleviate the concerns.

Recommendation
<ul style="list-style-type: none"> Disposal is recommended with a covenant prohibiting any possible redevelopment and allowing the current parking arrangements to be retained.



2. St Lawrence Close PC's, Ramsgate

Name and address of land/property	St Lawrence Closed PC's, Ramsgate
Current Description	Former public conveniences
rental received p.a. / gross yield	None

Current use of land/property

- Toilet block ceased operational use in excess of ten years.

Use, condition and maintenance issues

- The exterior condition of the building is reasonable although maintenance to the whole is required. The front elevation sits within the adjoining boundary wall to residential properties.
- Maintenance liability falls to TDC although it is considered low at this time.

Alternatives

- The Council currently have no requirement to reopen the block therefore the asset should be considered surplus.

Advantages / Case for disposal of the land/property

- Disposal of the site would yield a financial receipt and extinguish maintenance liability for the authority.
- It is a waste of an asset to leave it locked in disrepair, to transfer would encourage it to be re-used, possibly as a store or as additional garden for the adjoining houses.

Issues which may inhibit disposal of the land/property

- None identified.

Recommendation

- Disposal is recommended in accordance with the adopted disposal framework.



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Not to Scale

3. Land adjoining Marlowe Academy, Ramsgate

Name and address of land/property	Land adjoining the Marlowe Academy, New Haine Road, Ramsgate
Current Description	Square area of land occupied under annual licence by the Marlowe Academy.
rental received p.a. / gross yield	£600 p.a.

Current use of land/property
<ul style="list-style-type: none"> Green buffer between the school and Jackey Bakers, licence granted to reduce vandalism to the academy building which has been successful. The site measures approximately 932 sq.m.

Use, condition and maintenance issues
<ul style="list-style-type: none"> Maintenance liability for the site and boundary currently sits with the licence holder. Current use is a landscaped amenity area. The disposal to the Marlowe Academy would be subject to a restrictive covenant to ensure the area continues to be used as existing, ie green space.

Alternatives
<ul style="list-style-type: none"> The land could be retained by the Authority and opened up to public to use, there is no point in retaining and excluding the public.

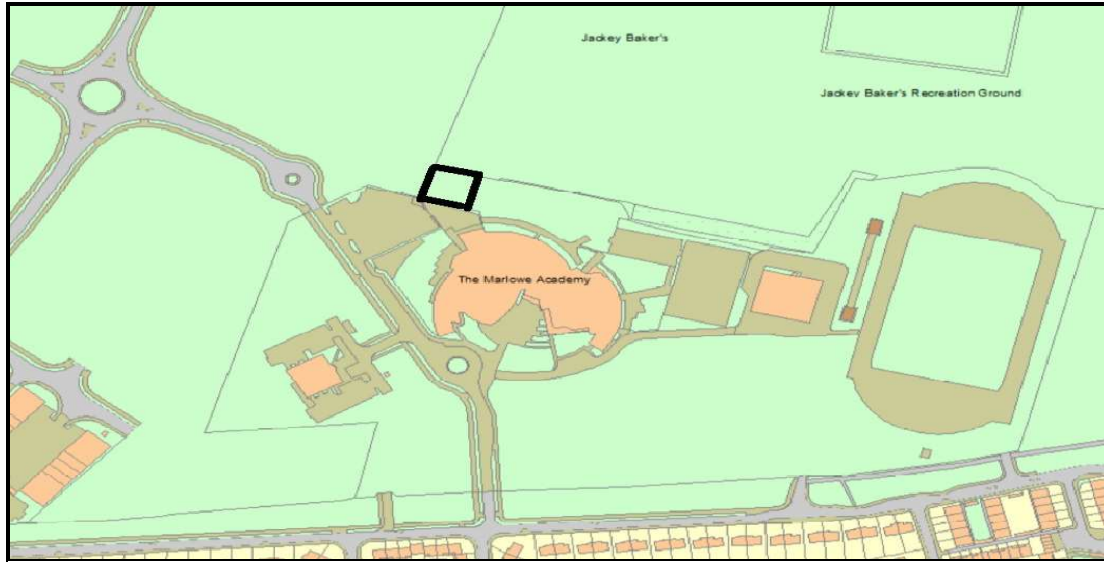
Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> Disposal of the site would yield a financial receipt but extinguish the revenue stream from the annual income.

Issues which may inhibit disposal of the land/property

- None identified at this time. The site would require publicly advertising in accordance with the Local Government Act as open space.

Recommendation

- Disposal is recommended in accordance with the adopted disposal framework.



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Not to Scale

4. Land at Dane Valley Road, St Peters

Name and address of land/property	Land at Dane Valley Road, St Peters, Broadstairs
Current Description	Vacant former landfill site.
rental received p.a. / gross yield	None

Current use of land/property

- Green wedge between the urban areas of Broadstairs and Margate.
- The site area is approximately 6 acres and has in more recent years been used for unauthorised pedal and motorbike use and illegal fly tipping.

Use, condition and maintenance issues

- Maintenance liability for the site and boundary currently lies with TDC.
- Ongoing reactive repairs to boundary fencing and clearance of rubbish.
- The Estates department are in regular receipt of complaints from the adjoining commercial estate about the antisocial behaviour on the site
- There is no budget in the medium term financial plan (MTFP) to accommodate landscaping, maintenance or security.
- The use of the land is restricted by the local plan, which identifies the area as green wedge, it is likely to be of interest to the adjoining farm owners.

Alternatives

- The land could be retained by the Authority but this would require a revised budget to be factored into the MTFP and the council would need to prove that there is a need for it to be retained.

Advantages / Case for disposal of the land/property

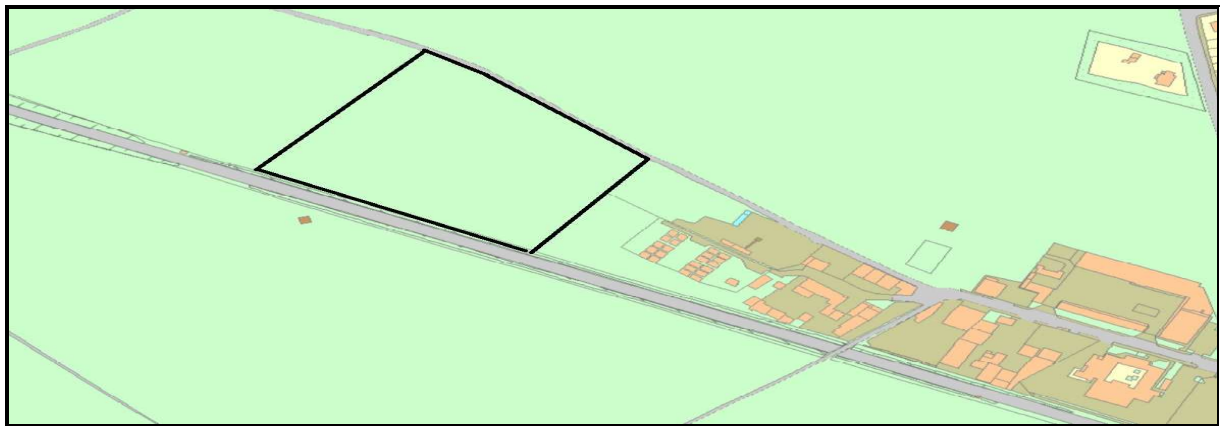
- Disposal of the site would yield a financial receipt whilst reducing maintenance liability to the Council.

Issues which may inhibit disposal of the land/property

- Use of the site will be restricted by the Local Plan allocation for the site as green wedge land, the draft local plan continues to restrict the land as green wedge.

Recommendation

- Disposal is recommended in accordance with the adopted disposal framework.



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Not to Scale

5. Scrap land at Dreamland Park, Margate

Name and address of land/property	Land at rear of 69 Eaton Road, Margate forming part of Dreamland Park
Current Description	Triangular land growth/uneven surface
rental received p.a. / gross yield	None

Current use of land/property

- 40 Square metres of rough unsurfaced land, currently forming part of the Dreamland site acquired in 2013.
- Southern Housing Group are developing adjoining land for social housing purposes and due to a boundary plan problem have already factored this land into their housing development plans. TDC acquired the Dreamland site with this Boundary dispute and are seeking to regularise the situation.

Use, condition and maintenance issues

- Currently being prepared for use as landscape area by the Housing Group.

Alternatives

- There is no need to retain as part of the Council plans for the Dreamland site.

Advantages / Case for disposal of the land/property

- The site is particularly small and is not considered that any sale would have an impact on the Council's retained land but would provide a barrier to the adjoining high density residential development at the western elevation.

Issues which may inhibit disposal of the land/property

- None identified.

Recommendation

- That the land is progressed through the disposal framework.



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Not to Scale

Site 6

Name and address of land/property	Former Cricket Pavilion, St Peters Rec, Broadstairs
Current Description	Former sports pavilion, closed some time ago
rental received p.a. / gross yield	None

Current use of land/property

- The property was a former sports pavilion, managed by Your Leisure as part of the outdoor leisure contract but surrendered back to TDC earlier in the year as there was no operational requirement in the location.
- The property measures approximately 66 sq.m.

Use, condition and maintenance issues

- The property is of timber construction, part of which is rotten and requires repair. The property suffers from vandalism and graffiti and youths often climb on the roof of the building.
- Maintenance responsibility currently falls to TDC.

Alternatives

- The property could be demolished, subject to funds and the site area used as part of the public park.

Advantages / Case for disposal of the land/property

- The council have been approached by a community group who would like to use the site for social youth club purposes, daytime hours only. Whilst not designated under the community asset transfer program there can be little alternative use and a sale to a community group would support the corporate plan
- There is little financial value in the sale as a condition of sale would be a restrictive covenant for community use and there would be no vehicular access for the sale.
- Disposal of the site would yield a nominal financial receipt for the Council but significantly reduce the maintenance costs and insurance liability.

Issues which may inhibit disposal of the land/property

- None identified at this time. The site would require publicly advertising in accordance with the Local Government Act as open space.

Recommendation

- Disposal is recommended in accordance with the adopted disposal framework.

