

Annex 2Land and Property disposal sites – for informationList of Remote decisions

<u>Asset ref</u>	<u>Address</u>	<u>Date of last decision</u>	<u>Plan Ref</u>
24/01.-1	Land at Booth Place, Margate	7/8/08 + 22/9/11	7.
392/1-1	Land at Ramsgate Road, Broadstairs	18/09/2008	8.
131	Land at Park Lane, Birchington	18/09/2008	9.
383/1-2	Retort House, Albion Street, Broadstairs	18/09/2008	10.

Site 7

Name and address of land/property	Booth Place Margate
Current Description	Unauthorised car parking
Date of previous cabinet decision	7/8/08 and 22/9/11
rental received p.a. / gross yield	None

Current use of land/property
<ul style="list-style-type: none"> • 300 Square metres of rough surfaced land, currently utilised by local residents as an unauthorised area of car parking. • The area has been the subject of capital bids previously for money to surface and mark out the area but the funds have not been allocated for this to take place.

Use, condition and maintenance issues
<ul style="list-style-type: none"> • TDC maintenance responsibility including removal of rubbish and abandoned cars at medium cost.

Comment from Planning and Legal
<ul style="list-style-type: none"> • Legal Services advise that there are no restrictions on sale. • The site has an expired planning consent for 2 three storey houses. • Local plans advise that the site is featured on the National Land Use Database as brownfield land.

Alternatives
<ul style="list-style-type: none"> • Potential for residential development.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> • Disposal of the site would yield a financial receipt to the Council whilst reducing maintenance liabilities.

Issues which may inhibit disposal of the land/property
<ul style="list-style-type: none"> • Possible opposition from local residents who may prefer to utilise the site for parking purposes but the sale would be on a tender/auction basis and the residents would therefore have the opportunity to bid for the site.



Site 8

Name and address of land/property	Land at Ramsgate Road, Broadstairs
Current Description	Open rough grassland
Date of previous Cabinet decision	18/9/08
rental received p.a. / gross yield	None

Current use of land/property

- 377 Square metres of rough land, currently containing shrubs and rough grass.
- The land adjoins the pedestrian accessway to Salisbury Avenue.
- The adjoining owner has requested to purchase sections of the site in the past in order to facilitate extension of his property.

Use, condition and maintenance issues

- TDC maintenance responsibility including removal of rubbish and grounds maintenance. In the opinion of the Parks Manager, maintenance costs far exceed the public benefit of the site in its existing condition.

Comment from Planning and Legal

- Legal Services have previously advised that there are no restrictions on sale.
- Planning comments have not been sought at this stage.

Alternatives

- Considered potential for garden extension.

Advantages / Case for disposal of the land/property

- The land is a liability for the Council in terms of maintenance obligations and could provide a receipt to the Council.

Issues which may inhibit disposal of the land/property

- None known



Site 9

Name and address of land/property	Land at Park Lane, Birchington
Current Description	The site is untended low grade amenity land
Date of previous Cabinet decision	18/9/08
rental received p.a. / gross yield	None

Current use of land/property
<ul style="list-style-type: none"> The site measures approximately 544 sq.m comprising untended open land, with significant tree cover and which adjoins the Silver Band Hall. The site appears to offer potential for better land use and interest has previously been received for developing the site.

Use, condition and maintenance issues
<ul style="list-style-type: none"> Currently unused. In poor condition. The Council is responsible for maintenance although reactive at this time. The Estates team receive many complaints about the condition of the land, there has been no allowance in the MTFP to maintain the site.

Alternatives
<ul style="list-style-type: none"> The Council has no alternative that would comply with its function as a district council.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> The land could be put to a more productive use. The site provides no income to the Council but could provide a capital receipt.

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



Name and address of land/property	Retort House, Albion St CP, Broadstairs
Current Description	Sports and leisure club
Date of previous Cabinet decision	18/9/08
rental received p.a. / gross yield	None

Current use of land/property
<ul style="list-style-type: none"> Built in the 1920's, the property is currently used as a sports and social club, operated by a voluntary committee as the group were not prepared to renew their lease due to extensive repairs required to the property.

Use, condition and maintenance issues
<ul style="list-style-type: none"> The premises now requires significant repairs and adaptation to bring it up to a compliant standard. A recently commissioned survey report indicates that the building requires circa £277,000 ex VAT of repairs. The building is not DDA compliant. These works are not factored into the medium term financial plan and therefore it poses a risk to the achievement of this plan if the situation continues.

Alternatives
<ul style="list-style-type: none"> Due to the significant works required the premises will need to be closed at the end of a long stop date – 31 September 2014 – which will give the occupier's time to relocate. The Council must work up plans to deal with the premises, including refurbishment, sale, demolish and look at alternative uses for the site The Council has confirmed that the premises is not required as a District Community Hall.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> By confirming the site is surplus for the District Councils Requirements, the estate team can move forward with a review of the site. The town council has indicated that a charity may require the premises for its plans to accommodate a community hall, but they are required to undertake a feasibility study in the first instance. It is understood the Charity may register this asset under the Localism Act, Community Asset Transfer rights.

Issues which may inhibit disposal of the land/property
None known

