
ASSET MANAGEMENT – DISPOSAL OF ASSET

To: **Cabinet - 10 September 2015**

Main Portfolio Area: **Community Services**

By: **Mandy Robinson, Estates Surveyor**

Classification: **Unrestricted**

Ward: **All**

Summary: **To seek the agreement of Cabinet to progress disposal of land at Marina Esplanade, Ramsgate.**

For Decision

1.0 Introduction and Background

- 1.1 Planning consent F/TH/11/0244 was granted on appeal in 2012 for the erection of 7 flats with associated parking at a site on Marina Esplanade, Ramsgate adjacent to a Council owned car park
- 1.2 Following completion of the development it has been noted that a small area of the building, overhangs land which forms part of a pavement to the car park. In addition access to a Southern Water manhole situated in the development is required across the pavement area.
- 1.3 The neighbouring landowner has, therefore requested to purchase a small strip of land at Marina Esplanade, Ramsgate in order to regularise his title.
- 1.4 The Corporate Property and Land Disposal Process within the Corporate Property Asset Management Strategy, adopted in October 2014, requires disposals to be approved by Cabinet. If approved, the sale will achieve a capital receipt for the Authority to contribute to future capital projects and corporate objectives, whilst reducing maintenance and repair liabilities for the Authority.

2.0 The Current Situation

- 2.1 The land, which extends to 36 square metres, consists of a pavement to the western boundary of Marina Esplanade Car Park 3 (former Nero's site) as shown in Annex 1.
- 2.2 A small curve on the building frontage, as shown coloured blue on Annex 2 and in the photograph at Annex 3, overhangs the councils land and in addition Southern Water require to gain access to a manhole within the development over the pavement through double doors which are also shown on Annex 2.
 - 2.2.1 In order to regularise matters Cabinet are asked to consider selling the strip of land to the adjoining owner. The proposed sale has already been considered by the Corporate Asset Management Group. The use of the land would remain unchanged.

3.0 Options

3.1 The following are the possible list of options relating to the site.

3.1.1 To agree to the site being sold to the owner of the adjoining site.

3.1.2 To reject the requested sale and require the developer to take down the overhanging corner of the building.

3.1.3 It is proposed that of the above options 3.1.1 is adopted by Cabinet.

4.0 Corporate Implications

4.1 Financial and VAT

4.1.1 There will be no loss revenue as a result of the proposal.

4.1.2 The sale of the site will generate a capital receipt for re-investment in the council's capital corporate priorities.

4.1.3 The market value of the site has been determined by the Head of Economic Development and Asset Management at £20,000 and the purchaser will be responsible for the payment of the Council's Legal and Surveyor's Fees.

4.2 Legal

4.2.1 Provided the disposal of the site is dealt with through the agreed process there are no residual legal issues. The purchaser will be responsible for the payment of the Council's legal costs.

4.3 Corporate

4.3.1 This report has been prepared with reference to The Corporate Property and Land Disposal Process within the Corporate Property Asset Management Strategy adopted by Cabinet on 15 October 2014.

4.3.2 The proposed sale will provide capital receipts to fund priorities aligned to the current Corporate Plan.

4.4 Equity and Equalities

4.4.1 The council's equality duty has been assessed in relation to the elements of this report, but it is not considered that these will compromise the rights and requirements of any group in relation to the adoption of the recommendation.

5.0 Recommendation

5.1 That Cabinet agree to dispose of the site for the sum of £20,000 with the purchaser being responsible for the payment of the Council's Legal and Surveyor's fees.

6.0 Decision Making Process

6.1 This is a non-key decision which can be taken by Cabinet.

Contact Officer:	Mandy Robinson, Estates Surveyor
Reporting to:	Edwina Crowley, Head of Economic Development and Asset Management

Annex List

Annex 1	Site plan
Annex 2	Floor plan
Annex 3	Photograph

Corporate Consultation Undertaken

Finance	Nicola Walker, Interim Head of Financial Services
Legal	Tim Howes, Interim Head of Legal and Democratic Services & Monitoring Officer