

Annex 2

Properties for Demolition

<u>Asset number</u>	<u>Site</u>	<u>Plan Ref</u>
12/4-3	St Mildred's Hut	7
13/10-5	Garage- Princess Walk, Palm Bay	8
317/4-1	Western Undercliff Kiosk	9

7.St Mildred's Hut

Name and address of land/property	St Mildred's Hut
Current Description	Storage Hut

Current use of land/property
<ul style="list-style-type: none">Disused Storage Hut

Use, condition and maintenance issues
<ul style="list-style-type: none">The hut has been unused for many yearsNo alternative use for the property has been foundThere are no services to the propertyThe condition of the property is deteriorating beyond economic repair

Alternatives
<ul style="list-style-type: none">There is no alternative use for the property

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none">Demolition of the property would extinguish maintenance and health & safety liability for the authority.

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

Recommendation
<ul style="list-style-type: none">Demolition is recommended.



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Not to Scale

8. Garage, Princess Walk, Palm Bay

Name and address of land/property	Princess Walk, Palm Bay
Current Description	Disused Garage

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

Use, condition and maintenance issues
<ul style="list-style-type: none"> The garage has been unused for some time There are no services to the property The property is in a dangerous condition and beyond economic repair.

Alternatives
<ul style="list-style-type: none"> There is no cost effective alternative to demolition

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> Demolition of the property would extinguish maintenance and health & safety liability for the authority.

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

Recommendation
<ul style="list-style-type: none"> Demolition is recommended.



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9. Western Undercliff Kiosk, Ramsgate

Name and address of land/property	Western Undercliff
Current Description	Cafe

Current use of land/property
<ul style="list-style-type: none"> • Café/Kiosk with associated toilets operated by a Leasee

Use, condition and maintenance issues
<ul style="list-style-type: none"> • The property was severely damaged in October 2014 as the result of the failure of the main Southern Water sewer. • Following the clearance of contaminated waste from the site it has been identified that the foundation slab of the property has been fractured damaging the structural integrity of the building. • As the property is unusable the Lease of the property has been terminated. • The proceeds from an insurance claim will be insufficient to rebuild the property. • The property is therefore beyond economic repair.

Alternatives
<ul style="list-style-type: none"> • The property could be rebuilt but this would require a significant capital investment for which there would be insufficient economic return. • A partial demolition could be undertaken and the toilets could be retained. However as the toilets have not been operated as public toilets for more than 20 years there is no budget provision for their operation or for future repair and maintenance.

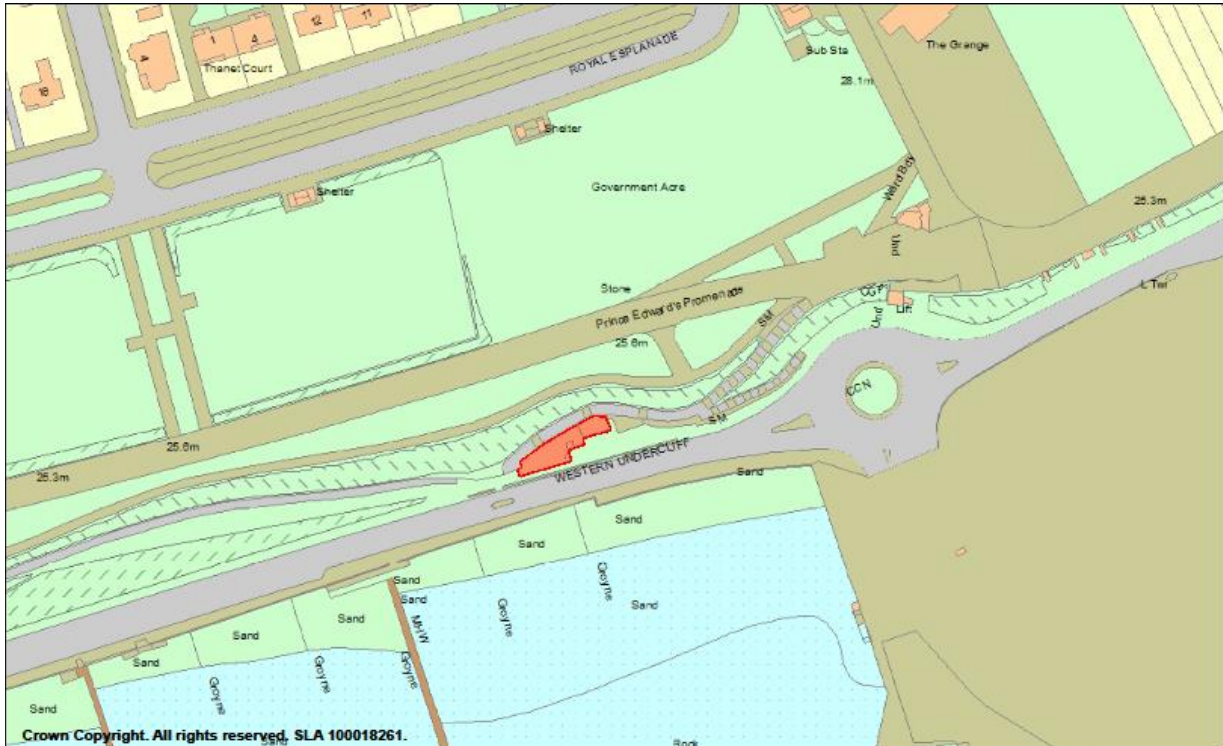
Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> • Demolition of the property would extinguish maintenance and health & safety liability for the authority. • The remaining site could have the potential to generate income in the future by way of a ground lease.

Issues which may inhibit disposal of the land/property

- None identified.

Recommendation

- Demolition is recommended.



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