

ANNEX 1**PROPOSED SITES FOR DISPOSAL**

<u>Asset number</u>	<u>Site</u>	<u>Plan ref</u>
0/3-1	Fort Hill Shelter	1
TBC	Manston War Memorial	2
246/1-2	Land at Ellington Park	3
201/1-3	Land between Montefiore Lodge & The Old Stable Block, King George VI Park, Ramsgate	4
335/1-1	Vale Square, Ramsgate	5
118/1-1	St Annes Gardens, Margate	6

1. Fort Hill Shelter, Margate

Name and address of land/property	Fort Hill, Shelter, Margate
Current Description	Concrete Shelter
rental received p.a. / gross yield	None

Current use of land/property
<ul style="list-style-type: none"> Sea front shelter

Use, condition and maintenance issues
<ul style="list-style-type: none"> The shelter is comprised of a precast concrete frame with a concrete roof. There are integral timber benches but a large proportion of these have been destroyed or removed. A great deal of the pre-cast structure has cracked away revealing reinforcement bar inside which displays advanced corrosion. Due to the condition of the shelter it is not heavily used.

Alternatives
<ul style="list-style-type: none"> The Council could consider investing in the refurbishment of the shelter to bring it back to a reasonable standard.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> 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 in disrepair.

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

Recommendation
<ul style="list-style-type: none"> Disposal is recommended in accordance with the adopted disposal framework.



2. Manston Village War Memorial, Manston

Name and address of land/property	Manston Village War memorial, Manston Road, Manston
Current Description	War Memorial
rental received p.a. / gross yield	None

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

Use, condition and maintenance issues
<ul style="list-style-type: none"> The site consist of a triangle of fenced landscaped land extending to approximately 60 square metres housing the Manston Village War Memorial The site was designated as a Village Green by KCC and as such fell into TDC's ownership. TDC has a very limited budget to maintain 24 memorials across the district. Manston Parish Council has requested that ownership of the memorial be transferred to them.

Alternatives
<ul style="list-style-type: none"> The Council could retain the site and the maintenance responsibilities for it.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> The memorial was paid for by public subscription by the residents of Manston so it would seem sensible for the local residents to own the land and the memorial. Transfer of the site will reduce TDC's maintenance liability in the future.

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

Recommendation
<ul style="list-style-type: none"> Disposal is recommended in accordance with the adopted disposal framework.



SLA: 100018261

Not to Scale

3. Land adjacent to the Lodge, Ellington Park, Ramsgate

Name and address of land/property	Land adjacent to the Lodge, Ellington Park, Ramsgate
Current Description	Garden
rental received p.a. / gross yield	£175

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

Use, condition and maintenance issues
<ul style="list-style-type: none"> The land is currently used as garden ground by the owners of the Lodge and has been licensed to a series of owners of the Lodge. The land is fenced and forms part of the curtilage of the lodge and is not accessible to users of the public park.

Alternatives
<ul style="list-style-type: none"> The Council could retain the site.

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

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

Recommendation
<ul style="list-style-type: none"> Disposal is recommended in accordance with the adopted disposal framework.



SLA: 100018261

Not to Scale

4. Land between Montefiore Lodge & the Old Stable Block, King George VI Park

Name and address of land/property	Land between Montefiore Lodge and the Old Stable Block, King George VI Park, Ramsgate
Current Description	Access Road
rental received p.a. / gross yield	None

Current use of land/property
<ul style="list-style-type: none">• Access road from the park to the Lodge and Old Stable Block

Use, condition and maintenance issues
<ul style="list-style-type: none">• The land provides access to the Lodge and the Old Stable Block• The lodge and Stable Block are not in the ownership of TDC• TDC has maintenance and liability issues for the land but derives no benefit from it.• One property in TDC ownership has a right of pedestrian access over the land. This right would be retained on disposal.

Alternatives
<ul style="list-style-type: none">• The Council could retain the site and the maintenance responsibilities for it.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none">• Disposal of the site would yield a financial receipt and extinguish maintenance liability for the authority.• Transfer of the site will enable the purchaser to improve security of the Lodge and the Old Stable Block

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

Recommendation
<ul style="list-style-type: none">• Disposal is recommended in accordance with the adopted disposal framework.



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Not to Scale

5. Land at Vale Square, Ramsgate

Name and address of land/property	Land at Vale Square, Ramsgate
Current Description	Gardens
rental received p.a. / gross yield	£60

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

Use, condition and maintenance issues
<ul style="list-style-type: none"> The land is currently licenced to and used as gardens by the Vale Square Residents Association. The land is listed as an Asset of Community Value The middle third of Vale Square is in private ownership and the western third is owned by Vale Square Residents Association

Alternatives
<ul style="list-style-type: none"> The Council could retain the site.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> Disposal of the site would absolve TDC of any future liability.

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

Recommendation
<ul style="list-style-type: none"> Disposal is recommended in accordance with the adopted disposal framework.



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Not to Scale

6. St Anne's Gardens, Margate

Name and address of land/property	St Annes Gardens, Margate
Current Description	Hard Landscaping
rental received p.a. / gross yield	Nil

Current use of land/property
<ul style="list-style-type: none"> • Hard Landscaping

Use, condition and maintenance issues
<ul style="list-style-type: none"> • Unsightly hard landscaped area • The site is subject to fly tipping and the dumping of cars • TDC have maintenance, repair and liability issues

Alternatives
<ul style="list-style-type: none"> • The Council could retain the site.

Advantages / Case for disposal of the land/property
<ul style="list-style-type: none"> • Disposal of the site would absolve TDC of any future liability. • The disposal of the site would enable the purchaser to improve the streetscene

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

Recommendation
<ul style="list-style-type: none"> • Disposal is recommended in accordance with the adopted disposal framework.



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Not to Scale