

BODY: CABINET

DATE: 6 February 2008

SUBJECT: Disposal of premises.

REPORT OF: Director of Economy, Tourism and Environment
and Assistant Director - Financial Management

Ward(s): Devonshire, and a location at East Dean (in Wealden District)

Purpose: To seek Cabinet approval to dispose of the freehold interest of premises surplus to the requirements of the Council.

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Recommendation: Cabinet is recommended to agree the disposal of:

- (a) the former public conveniences at the junction of Langney Road and Bourne Street; and
- (b) 1 Cornish Cottages, The Wentway, East Dean

by public auction, or by private treaty, whichever is considered by the Assistant Director-Amenities & Contract Management to be the most financial advantageous to the Council.

1.0 Background

- 1.1 Through its Asset Management Plan the Council is committed to reviewing all of its operational and non-operational premises against service needs and to identify premises for disposal that are no longer required.
- 1.2 The Council's Standing Orders require that Cabinet Approval is given to premises that may be set aside for disposal.

2.0 An overview of the premises

- 2.1 The former public conveniences at the junction of Langney Road and Bourne Street, consisting of both male and female conveniences, have been closed since the late 1990's when it was decided that such a facility was no longer required in this location.

The premises have remained unused since that time.

- 2.2 1 Cornish Cottages, The Wentway, East Dean is an end of terrace two-storey dwelling, with three bedrooms, and is located within the built up area of East Dean village. The property stands on land that the Council purchased in 1951 from the Davis-Gilbert Estate. The Council constructed the terrace of 3 houses of brick with a tiled roof covering shortly after purchase of the land.

The property was previously occupied by two tenants under a housing tenancy.

The Assistant Director-Housing and Health Services has advised that he no longer requires these premises for the Council's purposes as East Dean is not considered to be a suitable location in terms of management of the Council's housing stock or the placement of tenants.

Arising from this The Assistant Director-Housing and Health Services has passed the vacant premises back to the Assistant Director-Amenities & Contract Management who has the responsibility to review the premises against service need and as may be appropriate to recommend the disposal of the property.

The premises have remained vacant since the former tenants ceased their tenancy with the Council in June 2006.

3.0 Further consideration

- 3.1 In terms of the Council's disposal programme the Assistant Director-Amenities & Contract Management is required to consider options for any premises that he would recommend for disposal.
- 3.2 As this relates to the former public conveniences at Bourne Street the Council's Estate Surveyor has considered the various options and concluded that it would be in the better interests of the Council to dispose of these sites rather than to retain them for investment purposes, which includes seeking to let them to any third party.
- 3.4 Similarly, the Estate Surveyor has undertaken an options appraisal of 1 Cornish Cottages against the three main options of selling the property to realise a capital receipt; holding the property for investment purposes; or holding the property for some future service needs and of these options has concluded that the most appropriate option for the Council is to dispose of the property to realise a capital receipt.

4.0 Recommendation

- 4.1 In terms of the recommendation to Cabinet to agree the disposal of these two premises, recognising the Council's current need to

generate capital receipts, the Assistant Director-Amenities and Contract Management and Assistant Director-Financial Management would recommend the disposal of these premises.

5.0 Consultations

- 5.1 The Council's Estate Surveyor has consulted with all Assistant Directors on their future needs with regard to these premises and with the Council's Legal Team.
- 5.2 The tenants of 2 and 3 Cornish Cottages, The Wentway, East Dean are aware of the option to the Council of disposing of 1 Cornish Cottages.

6.0 Environmental, Human Rights, Community Safety, Youth and Anti-poverty implications

- 6.1 There are no implications in this regard.

7.0 Resource Implications

- 7.1 The proceeds from the sale of these premises would form a substantial part of the Capital Receipts Programme for the Financial Year 2008/09.

8.0 Conclusion

- 8.1 The benefit of the realisation of a capital receipt in the forthcoming financial year outweighs the holding of the properties for investment purposes.

Mark Probyn
Assistant Director-Amenities & Contract Management

MP/Estates/January 2008

Background Papers:

None