

Key Decision Required:	No	In the Forward Plan:	Yes
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PORTFOLIO HOLDER FOR FINANCE AND CORPORATE RESOURCES

October 2018

A.1 FREEHOLD DISPOSAL OF LAND AT THE JUNCTION OF TELFORD ROAD AND BURRS ROAD, CLACTON ON SEA (Report prepared by Jennie Wilkinson)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To seek approval for the principle of the freehold disposal of land at the junction of Telford Road and Burrs Road, Clacton on Sea as shown edged red on the plan in Appendix A.

EXECUTIVE SUMMARY

The site forms part of the verge land adjacent to Telford Road Industrial Estate. The bulk of the industrial estate has already been sold by the Council in the past.

Following the initiation decision made on 3 July 2018, bids for this land were invited from three interested parties. The bids have now been received and this report seeks agreement to proceed with the sale of the land to the highest bidder.

RECOMMENDATION(S)

That the Portfolio Holder authorises the freehold disposal of the land in principle.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The Council has corporate priorities to support business growth, make the most of its assets and support local regeneration.

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

The freehold disposal will result in a capital receipt for the Council as well as a revenue saving in respect of maintenance. Capital receipts can be invested in service delivery or in income generation. Details of this are contained in the concurrent confidential report.

Risk

Full details of risk are set out in the concurrent confidential report.

LEGAL

Section 123(1) Local Government Act 1972 (1972 Act) indicates that, a local authority may dispose of land held by it in any way it wishes so long as (section 123 (2)) the land is

disposed for a consideration not less than the best that can reasonably be obtained.

In coming to decisions in relation to management of assets, the Council must act in accordance with its statutory duties and responsibilities. Under case law following Section 120 of Local Government Act 1972, the Council is obliged to ensure that the management of its assets are for the benefit of the district.

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of:

- Crime and Disorder
- Equality and Diversity
- Health Inequalities
- Area or Ward affected
- Consultation and Public Engagement

any significant issues are set out below:

Local Ward Member/s have been advised of this report.

Ward

Burrsville

PART 3 – SUPPORTING INFORMATION

BACKGROUND

A decision was taken on the 3 July 2018 to initiate the Property Dealing Procedure in respect of the potential disposal of this land following interest from three parties. An open market valuation was obtained and all parties were invited to submit sealed bids with their financial offer for the land, together with details of their plans for it.

CURRENT POSITION

Following receipt of the bids and proposals, these were evaluated and details of this are included within the concurrent confidential report.

APPENDICES

Appendix A – Location Plan