

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

October 2018

A.1 NEW LEASE OVER AN AREA OF STATION YARD CAR PARK, WALTON ON THE NAZE

(Report prepared by Jennie Wilkinson)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To consider terms for granting a new Lease over land in Station Yard Car Park, Walton, as shown on the attached plan (Appendix A).

EXECUTIVE SUMMARY

Following the decision made on 3 July 2018 to discontinue the disposal process for Station Yard Car Park and look at leasing an area of it to for an emergency services telecoms mast, Heads of terms have now been agreed.

RECOMMENDATIONS

That subject to the decision in respect of the concurrent confidential report, The Portfolio Holder approves the principle of the lease of the site.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

Granting a lease of the area will contribute towards the following Corporate Plan priorities:

- Make the most of our assets
- Effective Partnership Working
- Balance Our Budget

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

The detailed financial implications are considered in the concurrent Confidential Report.

Risk

It is considered that there is little risk to the Council, full details are considered in the concurrent Confidential Report

LEGAL

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.

Section 123(1) Local Government Act 1972 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.

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of Crime and Disorder, Equality and Diversity, Health Inequalities, Consultation/Public Engagement and Wards; and any significant issues are set out below.

Ward Councillors have been advised of this report.

Ward

Walton

PART 3 – SUPPORTING INFORMATION

BACKGROUND

A decision was taken on 3 July 2018 to stop marketing Station Yard Car Park in Walton and retain the asset due to the increase in car parking income since the Car Park was identified for disposal. The decision also included the initiation of the property dealing procedure to look at leasing part of the site for an emergency service telecommunications mast.

CURRENT POSITION

A valuation has been obtained and Heads of Terms negotiated and the details of these are set out in the concurrent confidential report.

FURTHER HEADINGS RELEVANT TO THE REPORT

None

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

Appendix A – Location Plan