

Key Decision Required:	No	In the Forward Plan:	No
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CABINET

9 SEPTEMBER 2016

REPORT OF ENFORCEMENT AND COMMUNITY SAFETY PORTFOLIO HOLDER

A.2 NEW LEASE FOR THE FORMER TOURIST INFORMATION OFFICE, WALTON ON THE NAZE

(Report prepared by Jennie Weavers)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To approve the principle of the granting of a new lease of the former tourist information office in Walton following its relocation.

EXECUTIVE SUMMARY

TDC owns the freehold of the former tourist information office in Walton on the Naze, which is situated on the seafront opposite the High Street and close to the town centre. The building is semi detached, with the other side being an established kiosk. The tourist information centre closed in Walton after the 2015 summer season and has been relocated to the new visitor centre at the Naze.

The site has now been fully marketed including notice on site, on our website and details sent out to people who have previously expressed an interest in this kind of property. Two tenders were received and evaluated, resulting in one tenderer being identified as the strongest in terms of the use of the site, jobs creation and regeneration and the other the strongest in terms of financial gain. It is recommended to grant a lease of the site to the first party in terms of use, job creation and regeneration of the site due to the prominent location on the seafront. Further details of the tenders and evaluation process are set out in the report in Part B of this agenda.

RECOMMENDATIONS

That the Cabinet approves the principle of the granting of a new lease of the site.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The new lease will facilitate renovation of the building which will contribute to the following Council priorities:

- To protect our environment, countryside and coast
- To promote sustainable economic growth
- To regenerate the District and improve deprived areas

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

Granting of the lease will provide rental income. Details of the terms of the proposed lease are set out in the report in Part B of this agenda.

Risk

If the building is left vacant it will start to deteriorate and become a blot on the seafront.

Officers will monitor the building and ensure that there are conditions within the lease that facilitate the management of any default in terms of performance or financial default.

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.

The General Disposal Consent Order (England) 2003 gives consent for disposal at below best consideration reasonably obtainable provided that the undervalue is less than £2m and the proposal enhances the environmental economic and social wellbeing of the area.

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.

None

Ward

Walton

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The Walton Tourist Information Centre closed after the 2015 summer season and has moved to the new visitor centre at The Naze. The small part of the building that housed the information centre on the Seafront in Walton is now vacant.

The building is suffering slightly from damp underneath the windows, but is not in a bad condition currently.

The Council has marketed the site and conducted a formal tender process to find a tenant who will regenerate this site and pay a market rent for the trading opportunity.

The site was marketed by way of site signage, website publication and direct mailing to previous enquires received.

CURRENT POSITION

A full formal tender process was carried out including inviting tenderers to submit their plans for the use of the site as well as financial proposals. The tenders were invited on the basis of financial considerations (rent) and non-financial considerations (proposals for

increased services, building improvements and job creation) in the proportions 50% and 50% respectively.

Details of the tenders received and terms are set out in the report in Part B of this agenda.

It is proposed that approval be granted to the principle of the granting of a new lease.

FURTHER HEADINGS RELEVANT TO THE REPORT

Planning

The current use class of the building is B1 and this can be changed to the A1 of the intended use by applying for change of use planning permission. However a temporary change of use for not more than 2 years can be granted by the planning authority and full change of use can then be applied for during this 2 year period.

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

Appendix A: Location Plan