

Key Decision Required:	Yes	In the Forward Plan:	Yes
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CABINET

18 JANUARY 2018

REPORT OF THE FINANCE AND CORPORATE RESOURCES PORTFOLIO HOLDER

A.5 FREEHOLD DISPOSAL OF LAND AT COLCHESTER ROAD, HOLLAND ON SEA
(Report prepared by Vidmante Minkeviciute)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

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

EXECUTIVE SUMMARY

The infill plot extends 0.04Ha and is being sold with the outline planning permission for one single story detached dwelling.

Following the initiation decision made on 15 December 2017, bids for this land were invited from the interested parties and general public. 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 Cabinet approves terms for the freehold disposal of the land in principle.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The potential transaction is pertinent to the following Council priorities:

- Deliver a quality living environment
- Make the most of our assets
- Balance our budget

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 Report in Part B of this Agenda.

Risk

There are no significant risks in going ahead with these proposals.

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

The development and habitation of the site will contribute to the neighbourhood security and act as a deterrent to anti-social behaviour; by eliminating the paths worn along the plot, which are unpaved, unlit and surrounded by overgrown vegetation.

Ward

St Bartholomews

PART 3 – SUPPORTING INFORMATION

BACKGROUND

A decision was taken on the 15 December 2017 to initiate the Property Dealing Procedure in respect of the potential disposal of this land following an assessment of disposal feasibility. After an outline planning permission was granted on 23 August 2018 an open market valuation was obtained and interested parties were invited to submit sealed bids with their financial offer for the land.

CURRENT POSITION

Following the closing date, the bids were evaluated and full details are set out in Part B of this Agenda.

APPENDICES

Appendix A – Location Plan