

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

15 FEBRUARY 2019

REPORT OF THE PORTFOLIO HOLDER FOR FINANCE AND CORPORATE RESOURCES

A.4 FREEHOLD DISPOSAL OF FORMER ISOLATION HOSPITAL SITE, MAIN ROAD, DOVERCOURT

(Report prepared by Jennie Wilkinson)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT
To seek approval for the principle of the freehold disposal of the former Isolation Hospital Site, Main Road, Dovercourt.

EXECUTIVE SUMMARY
<p>The site is the former Isolation Hospital Site, the front part of the site has been used as an unofficial car park the surface of which has deteriorated a lot over the last year. The rear of the site is largely overgrown and includes the foundations of the former Isolation Hospital under uneven ground.</p> <p>A decision to declare this site surplus to requirements was originally made in October 2003 and various options have been explored over the years. Full and final bids were invited for this site and four offers were received. This report seeks agreement to proceed with the sale of the land to the highest bidder.</p>

RECOMMENDATION(S)
That, subject to their decision in respect of the report in Part B of the Agenda, Cabinet authorises the freehold disposal of the land in principle.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES
The Council has corporate priorities to make the most of its assets, support local regeneration and deliver a quality living environment.
FINANCE, OTHER RESOURCES AND RISK
<p>Finance and other resources</p> <p>The freehold disposal will result in a capital receipt for the Council. Capital receipts can be invested in service delivery or in income generation. It will also provide a revenue saving on security, maintenance and repairs.</p> <p>Risk</p> <p>It is not considered there is any significant risk to the Council in proceeding with this</p>

transaction.

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:

An Equality Impact Assessment has been carried out.

Local Ward Members have been advised of this report.

It is considered that the development and habitation of the site will contribute to the neighbourhood security and act as a deterrent to anti-social behaviour; by eliminating a derelict and partially overgrown and unlit area.

Ward

Harwich East Central

PART 3 – SUPPORTING INFORMATION

BACKGROUND

A decision was taken in October 2003 to declare this site surplus to requirements. Following investigation and exploring lots of different options for it over the years, it was decided to invite all interested and potentially interested parties 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 – Plan of the site