

<b>Key Decision Required:</b>	<b>No</b>	<b>In the Forward Plan:</b>	<b>Yes</b>
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## PORTFOLIO HOLDER FOR FINANCE AND CORPORATE RESOURCES

January 2019

### A. TERMS FOR A NEW LEASE OVER THE FORMER PUBLIC TOILETS IN IPSWICH ROAD, HOLLAND ON SEA (Report prepared by Jennie Wilkinson)

#### PART 1 – KEY INFORMATION

##### PURPOSE OF THE REPORT

To approve the principle of the granting of a new lease of the former public toilets in Ipswich Road, Holland on Sea, which are no longer in use by the Council.

##### EXECUTIVE SUMMARY

TDC owns the freehold of a significant area of land including the former public toilets in Ipswich Road, Holland on Sea. The lavatories are shown edged red and the further land shown edged blue on the plan attached at Appendix A. The building is situated in the public open space adjacent to the car park close to the town centre shops and is in a poor condition. The public toilets were permanently closed last year following a Cabinet decision taken in June 2017.

Following a decision in January 2018 to grant a Lease over the property, the prospective tenant was unable to realise the proposed project and had to pull out. The property has since been re-marketed and two new proposals received.

Accordingly it is proposed to grant a lease of the site to the preferred party and further details are set out in the concurrent confidential report.

##### RECOMMENDATIONS

**That the Portfolio Holder 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 support business growth
- To regenerate the District and improve deprived areas
- To balance our budget

**FINANCE, OTHER RESOURCES AND RISK****Finance and other resources**

The granting of a new lease will reduce revenue costs and provide a further revenue income to the council whilst retaining the freehold of the asset.

**Risk**

The proposal received will require planning permission for the conversion work required and change of use and it is possible this may not be granted. There is a chance that the proposed lessee will not be able to complete all of the work proposed and officers will monitor progress and ensure that there are conditions within the lease that facilitate the management of any 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.

**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 made aware of this report and Councillor Winfield responded "As you may be aware we are still hoping for the toilets to be re-opened"

**Ward**

St Bartholomews

**PART 3 – SUPPORTING INFORMATION****BACKGROUND**

The Ipswich Road public toilets were temporarily closed early in 2017 due to high levels of anti-social behaviour. Cabinet made the decision in June 2017 to adopt a new Public Conveniences Strategy including plans to decommission 10 public toilets across the district and to invest saved resources into the remaining 30. The public conveniences at Ipswich Road were identified as among the least used and were associated with allegations of antisocial behaviour.

The building is in a poor condition and a considerable amount of money will be required to strip out and refurbish them.

The Council marketed the site through a local agent in order to find a tenant who would refurbish this site and pay a market rent for the building and a decision was made to proceed with a lease in January 2018. Unfortunately the proposed tenant was not able to realise their proposal and had to pull out.

The property has since been re-marketed and two new proposals received.

**CURRENT POSITION**

The Agent has confirmed that they have fully marketed the site and believe the proposals received to be in line with the current rental market considering the amount of refurbishment needed to be carried out by the tenants.

It is proposed that approval be given to the principle of the granting of a new lease to the preferred bidder.

**FURTHER HEADINGS RELEVANT TO THE REPORT**

None

**BACKGROUND PAPERS FOR THE DECISION**

None

**APPENDICES**

**Appendix A: Location Plan**