

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

5 July 2019

A. PRINCIPLE FOR THE DISPOSAL OF THE FORMER PUBLIC CONVENIENCES, MAIN ROAD, DOVERCOURT

(Report prepared by Jennie Wilkinson)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To approve the principle of the disposal of the former public conveniences, in Main Road, Dovercourt..

EXECUTIVE SUMMARY

TDC owns the freehold of the former public conveniences, which are situated on Main Road in Dovercourt, Harwich, and shown edged red on the plan in Appendix A.

The public toilets were closed following a review of provision across the whole of Tendring. The report and subsequent decision in June 2017 identified 10 toilets for closure including these.

The site has now been fully marketed with a local estate agent and 4 proposals have been received for the site.

Details of the proposal together with recommendations for the disposal are contained in the concurrent confidential report.

RECOMMENDATIONS

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

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The disposal will facilitate renovation of the building which will, depending on the proposal selected, contribute to the following Council priorities:

- To support business growth
- To make the most of our assets
- To regenerate the District and improve deprived areas

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

The disposal of the property will reduce revenue costs, and provide an income to the

Council whilst retaining the freehold of the asset.

Risk

This is discussed 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.

None

Ward

Harwich West

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The decision was taken in June 2017 to decommission 10 public toilets across the district and these toilets were one of those put forward for closure. The area surrounding the toilets is mainly residential, with a few commercial shops in walking distance.

The building is in a generally good condition; however money would be required to strip out and convert it.

The Council has marketed the site through a local agent in order to find a tenant who will refurbish this site and pay a market rent for the building.

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.

It is proposed that approval be given to the principle of the disposal of the property by way of a lease to the favoured proposal in accordance with the decision made in respect of the concurrent confidential report.

BACKGROUND PAPERS FOR THE DECISION

EIA available on request

APPENDICES

Appendix A: Location Plan
