

Assessment of Acquisition/Disposal Feasibility

Assessed by:	A. White	
Date:	17 December 2021	
Site:	Clacton Pavilion	
Reason for consideration: Request from Tenant		
Location: Clacton Seafront. Pier Ward		
Adjoining uses: Commercial, highway, seafront, residential		
Planning designation (2007 Adopted Plan):		
Inside Settlement Limits	Part Tourism and Leisure	
Part protected open space	Part Amusement Centre	
Conservation Area	Town Centre	
Urban regeneration area		
Current use: Disused lavatory, open space, amusement centre, crazy golf, restaurant, bar.		
Legal constraints: Subject to existing lease including user restrictions. Benefits from rights and restrictions. Provisions related to cliff safety. Provisions related to construction of works.		
Service usage/issues: There are no TDC services delivered from the site other than the public use of an open space area to the East of the building. The site is managed from a landlord and tenant point of perspective. A number of matters related to the lease, rent, management, uses and consent or otherwise for the provision of a Ferris wheel are disputed.		
Request for purchase: The tenant has proposed the consideration of either the sale of the freehold or of the lease by the landlord and tenant, respectively, to the other.		
Corporate Priorities:		
• Public spaces to be proud of in urban and rural areas.	• Use assets to support priorities	
• Maximise our coastal and seafront opportunities	• Support existing businesses	
• Promote Tendring's tourism, cultural and heritage offers	• Develop and attract new businesses	
Property Strategy Issues: The site is not specifically identified in the property strategy.		
Valuation: Not yet valued.		
Other Issues: The termination of the lease by either means may resolve relationship issues but may either increase or decrease Council influence over the site depending on options taken forward after due process.		
Conclusion: It may be advantageous to both parties to consider a sale of one of the interests to the other. Details to be considered following initiation of the Property Dealing Procedure.		