

Classification: Public

Key Decision: No

Gravesham Borough Council

Report to: Leader of the Executive

Date: 9 December 2014

Reporting officer: Property Services Manager

Subject: Site of former public conveniences within The Hill public car park, Northfleet

Purpose and summary of report:

To obtain approval for the sale of the land comprising the former Public Conveniences to the adjoining owner for £7,500

Recommendations:

That the land is declared surplus and that the Property Services Manager in association with the Assistant Director Governance and Law and the Assistant Director Finance be instructed to dispose of this land, edged black on the attached plan, for the sum of £7,500.

1. Introduction

- 1.1 The former gents' public conveniences within The Hill public car park were closed many years ago, however the building housed the electricity supply and meters for the adjoining car park and as such access was required to the building from time to time.
- 1.2 Due to the poor condition of the building, particularly the roof, the conveniences were recently demolished with a new housing being built for the electricity supply and meters.

2. Current Position

- 2.1 An offer has been received from the adjoining owner to purchase the land, edged black on the attached plan, on the following main terms:

Purchase price	£7,500
Land being sold	Site of former public conveniences at The Hill as shown outlined in black on the attached plan.
Access rights	Access rights are to be reserved by Gravesham Borough Council to the new electricity supply kiosk.

User	Restricted to an extension to the existing pub garden.
Repairs and maintenance	The purchaser to be responsible for all works to form the enclosed pub garden.
Planning	The sale is subject to planning approval and Listed Building Consent for the change of use and alterations.
Costs	The purchaser to bear Gravesham Borough Council's legal costs incurred in the transaction up to a limit of £800.

3. Alternative Options

- 3.1 The land could be incorporated within the car park to provide 2-3 additional parking bays. However more work would be required in order to allow this to happen and potentially motorists would have poor sight lines when pulling out of the spaces.
- 3.2 The land could be sold at auction. However in this instance it is not considered that the property can or should be disposed of in that way given the constraints of the site, works required and the fact that the Council will be retaining adjoining land.

4. Background Papers

- 4.1 There are no background papers relating to this report.

IMPLICATIONS		APPENDIX 1	
Legal	None.		
Finance and Value for Money	It is considered that the offer to purchase the site for £7,500 represents best value as it involves a use of the land which should not adversely impact on the Council's adjoining land holdings.		
Risk Assessment	It is possible that the proposed disposal will fall through in which case the Council will have to consider alternative uses for the land.		
Equality Impact Assessment	Screening for Equality Impacts		
	Question	Answer	Explanation
	a. Does the decision being made or recommended through this paper have potential to cause adverse impact or discriminate against different groups in the community?	No	N/A
	b. Does the decision being made or recommended through this paper make a positive contribution to promoting equality?	No	N/A
	c. What steps are you taking to mitigate, reduce, avoid or minimise the impacts identified above?		N/A
<i>In submitting this report, the Chief Officer doing so is confirming that they have given due regard to the equality impacts of the decision being considered, as noted in the table above</i>			
Corporate Business Plan	Strategic Objective Five – Managing the Council's business responsibly.		
Crime and Disorder	There are no crime and disorder implications resulting from the recommendation contained in this report.		