

Classification: Public

Key Decision: Yes

Gravesham Borough Council

Report to: Leader of the Executive
Date: 9th June 2022
Reporting officer: Service Manager, Property & Regulatory
Subject: 3 Camer Gardens Meopham DA13 0XS

Purpose and summary of report:

To seek authority for the proposed disposal of 3 Camer Gardens Meopham as shown on the attached plan.

Recommendations:

1. That, subject to the proposed disposal being advertised and responses considered as referred to below, the Leader of the Executive agrees to the disposal of 3 Camer Gardens, Meopham and delegates to Medway Legal in consultation with the Director of Corporate Services and Service Manager Property and Regulatory the terms of the transaction.

Key Implications:	
Item	Implications
Legal	<ul style="list-style-type: none">• Sale of the Council's freehold interest.• The proposed sale of the property will be advertised for two consecutive weeks in a local newspaper, to comply with S123 of the Local Government Act 1972 as it is held under the Physical Training and Recreation Act 1957. Any objections to the disposal will be referred back for further consideration.
Finance and Value for Money	<ul style="list-style-type: none">• It is proposed that the property will be disposed of at auction which will ensure transparency as the property will be widely marketed.• An auction sale will ensure an "arms-length" transaction though competitive bidding with value for money being achieved.• It is anticipated that the capital receipt from the sale will be directed towards the Council acquiring property that can be used to provide temporary accommodation to households presenting themselves as homeless to the Council. This is in response to the growing numbers of presentations the Council is receiving and to reduce reliance on costly private sector provision.

Corporate Plan	Entrepreneurial authority – recycling the asset to provide a capital sum that can go towards providing frontline services.
Climate Change	No climate change impact.

1. Background:

- 1.1 The property comprises a semi-detached house of brick construction under a pitched tiled roof comprising living room, kitchen, bathroom, and lean-to to the ground floor; two bedrooms on the first floor; and a third bedroom accessed via a narrow staircase from the front first floor bedroom in the loft space. There is a shed and large garden that wraps around the property. The property which is accessed via a private unmade road, has no gas supply or mains drainage.
- 1.2 Strood RDC acquired the property back in 1967 when it acquired Camer Park with the asset held as part of the General Fund. For a number of years' it was occupied by the park keeper. It fell vacant when the last occupant of the house moved into full time care.
- 1.3 To bring the property back into beneficial use would require significant investment including new kitchen and bathroom, internal and external decorations and an overhaul of the roof. However the unusual internal layout of the property together with the small rooms, steep staircases and unmade (shared) access road does not meet the current requirements of the Council and as such it has been declared surplus to requirements.

2. Proposal:

- 2.1 That Clive Emson Auctioneers are instructed to dispose of the Council's freehold interest at auction. The guide price is estimated to be in the region of £280,000-£290,000.

3. Background Documents

- 3.1 There are no background documents.

Lead Officer: Alan Rhind Senior Estates Surveyor

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Secondary Implications	
Risk Assessment	Not applicable.
Data Protection Impact Assessment	<p><i>A data protection impact assessment (DPIA) should be carried out at the start of any major project involving the use of personal data or if you are making a significant change to an existing process.</i></p> <p>a. Does the project/change being recommended through this paper involve the processing of personal data or special category data or criminal offence data? A definition of each type of data can be found on the Information Commissioner's Office website via the above links. No.</p> <p>b. If yes to question a, have you completed and attached a DPIA including Data Protection Officer advice? N/A</p> <p>c. If no to question b, please seek advice from your nominated DPIA assessor or the Information Governance Team at gdpr@medway.gov.uk. N/A</p>
Equality Impact Assessment	<p>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? If yes, please explain answer. No equality issues.</p> <p>b. Does the decision being made or recommended through this paper make a positive contribution to promoting equality? If yes, please explain answer. No equality issues.</p> <p><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></p>
Crime and Disorder	The property is currently vacant. Whilst it is unlikely to attract anti-social behaviour due to its isolated location it would be preferable to dispose of it promptly and if possible before winter.
Digital and website implications	None.
Safeguarding children and vulnerable adults	None.