

SALE OF COUNCIL OWNED LAND

Cabinet - 7 December 2017

Report of Chief Finance Officer

Status For Decision

Key Decision Yes

Executive Summary: The report provides detail on two areas of land that are owned by the Council and proposed to be sold. The report seeks approval to the sale of these two areas of land with agreement of the final terms delegated to the Portfolio Holder for Finance in consultation with the Chief Finance Officer and Head of Economic Development & Property

This report supports the Key Aim of: Providing Value for Money.

Portfolio Holder Cllr. John Scholey

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Recommendation to Cabinet:

That the areas of land detailed in the report are declared surplus to the Councils requirements and sold and;

That approval for the final terms of sale is delegated to the Portfolio Holder for Finance in consultation with the Chief Finance Officer and Head of Economic Development & Property

Reason for recommendation:

The areas of land are surplus to requirements and their disposal will generate capital receipts for the Council.

Introduction and Background

- 1 The Council owns a range of land holdings across the District and some of those adjoin land in other parties' ownership. This creates opportunities for joint disposals to realise capital receipts which would otherwise be unattainable. The proposed sale is an example of that situation.
- 2 Land adjacent to the Woodlands, Swanley

Swanley Town Council owns a former social club and banqueting facility known as the Woodlands. The building has been badly damaged by fire and it adjoins land owned by the District Council. The Town Council have been seeking to dispose of their site and agreement has been reached with them to include two areas of the District Council's land in the proposed disposal. This will simplify the boundaries of the development site and our retained land and transfer future liabilities for the access road to the new owner. The District Council will retain full rights over the road to enable access to our retained land.

The attached plan at Appendix 1 shows the location of the site to be sold and the District Council's land ownership to be included within the sale.

Agreement is sought to this disposal and that approval of final terms is delegated to the Portfolio Holder for Finance in consultation with the Chief Finance Officer and Head of Economic Development & Property.

Key Implications

Financial

The capital receipt for the land at Swanley will be based 'pro rata' on the offer accepted by the Town Council. The marketing and legal costs of the sale of the land at Swanley are being shared between the Town and District Councils.

Legal Implications and Risk Assessment Statement

Swanley Town Council's legal advisors - KCC Legal Services - are acting for both parties in this matter. The risk to this disposal is that the joint vendor or purchasers do not proceed with the sale.

Equality Assessment

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

Conclusions

This is an example of benefitting through joint disposals with adjacent landowners enabling the Council to secure a capital receipt when it wouldn't otherwise do so.

Appendices

Appendix A - Plan of the land to be sold.

Background Papers

None

Adrian Rowbotham

Chief Finance Officer