Committee: Cabinet
Date of meeting: 22 September 2010

Subject: Surplus Property Assets
Lead Officer: Simon Jackson, Estates and Property Manager
Portfolio Holder: Councillor Roger Whittaker
Link to Council Priorities: Commitment to Value for Money P2
Exempt information: None
Delegated status: For consideration by Cabinet and resolution by Council on 6th October 2010
Key decision: n/a

RECOMMENDATION THAT:

(A) THE PROPERTIES KNOWN AS 77A PLEASANT PLACE, HERSHAM AND WALTON PUBLIC CONVENIENCES, CHURCH STREET, WALTON BE DECLARED SURPLUS TO OPERATIONAL REQUIREMENTS AND AUTHORISED FOR DISPOSAL, SUBJECT TO COMPLIANCE WITH SECTION 123 THE LOCAL GOVERNMENT ACT 1972 AND THE OBTAINING OF THE BEST CONSIDERATION THAT CAN BE REASONABLY OBTAINED; AND

(B) THE STRATEGIC DIRECTOR – RESOURCES, IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR RESOURCES, BE AUTHORISED TO DETERMINE A METHOD OF DISPOSAL, SUBJECT TO TERMS FOR FINAL DISPOSAL BEING APPROVED BY CABINET.

REPORT:

1. Background

1.1 Asset Management and Property Services have identified opportunities to dispose of two freehold properties known as 77a Pleasant Place, Hersham and Walton Public Conveniences, Walton. The properties, described below, have been identified as surplus to operational requirements in accordance with the Property Strategy and as outlined in the Minutes of Corporate Property Group meeting of April 2010.

2. 77a Pleasant Place, Hersham, KT12 4HU

2.1 The site is identified on a plan attached at Appendix A and comprises approximately 0.8 Hectares.

2.2 The property is situated within an area designated as Green Belt.

2.3 Up until 2004 the property was used as an agricultural nursery, and in November 2001 planning permission was granted for a change of use from horticultural premises to landscape contractors including the growing of plants.
2.4 The land has been vacant since early 2004 and has not been used by the Council since that date.

2.5 There is the opportunity for a purchaser to redevelop the bungalow subject to all the necessary planning consents being obtained, although the property and land sit within the green belt designation.

2.6 Elmbridge Borough Council purchased the property in 1998 for £30,000 and at that time the vendors placed a restrictive covenant on the title providing that, in the event of planning permission for residential redevelopment being granted, the vendors would receive 40% of the uplift in value resulting from such permission. The restriction runs with the land and this obligation to share the proceeds of development value will be reflected in the disposal.

3. Walton Public Conveniences, Church Street, Walton, KT12 2QP

3.1 The site is identified on a plan attached at Appendix B and comprises approximately 0.02 Ha.

3.2 The toilets are situated within the Walton Bridge Street/Church Street conservation area.

3.3 The toilets were in use up until October 2009 when they were closed following the inception of the Community Toilet Scheme. The Council remains liable for any costs or ongoing maintenance.

3.4 There are no restrictions on title for this site.

3.5 Permission is now sought to market the toilets for sale, the results of which will be reported back to Cabinet.

Financial implications:
Pleasant Place: The property is liable for council tax which is currently £1514.09 per annum. The Rateable Value is below the Government’s threshold for empty property and is therefore exempt.

Walton Public Conveniences: The Rateable Value is below the Government’s threshold for empty property and is therefore exempt. However, upkeep and maintenance of this asset will no longer be required.

Any capital receipts received from the sale of these properties, subject to the restriction referred to in 2.6, will be added to the Council’s Capital Receipts Pool.

Environmental/Sustainability Implications:
None for the purpose of this report.

Legal implications:
The properties will be disposed of in accordance with section 123 of the Local Government Act 1972.
Equality Implications:
None for the purpose of this report.

Risk Implications:
None for the purpose of this report.

Community Safety Implications:
None for the purpose of this report.

Principal Consultees:
Corporate Property Group.
Portfolio Holder for Resources.

Background papers:
Held In Asset Management and Property Services

Enclosures/Appendices:
Appendix A – Site plan 77a Pleasant Place, Hersham
Appendix B – Site Plan Walton Public Conveniences, Church Street, Walton

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