

Report to the Cabinet

Report reference: C-051-2013/14
Date of meeting: 2 December 2013



Portfolio: Asset Management & Economic Development

Subject: Sale of Church Hill Car Park, Loughton.

Responsible Officer: Chris Pasterfield (01992 564124).

Democratic Services Officer: Gary Woodhall (01992 564470).

Decisions Required:

(1) To agree the sale of land known as Church Hill Car Park to the highest bidder, Constable Homes Ltd, for £858,000 plus the Council's reasonable legal costs on an unconditional basis.

Executive Summary:

The car park is very small having only 34 spaces and has been closed since 2006. The land is surplus to Council requirements and is not required by any of the Council's services for operational reasons. There has been very strong interest in purchasing the site which after a marketing campaign by Bidwells LLP, the Council's agent, attracted 12 bids.

The dis-used site currently has an unkempt and run down appearance which would be changed if it was re-developed.

Reasons for Proposed Decision:

To provide a substantial capital receipt.

Other Options for Action:

To not sell the site and either try to let the land or for the Council to develop the site for commercial and/or residential use.

Report:

1. The Cabinet at its meeting on 12 March 2007 declared this site to be surplus to requirements as a car park. Subsequently Bidwells were appointed as agent by the Council to make a planning application which was given approval on 6 February 2008 for eight 1 bed and two 2 bed flats of which a minimum would be 40% affordable housing.

2. The Cabinet at its meeting on 10 March 2008 decided to withdraw the site from the market and keep under review pending an improvement in the residential sales market.

Resource Implications:

Finance - The sale would generate a substantial capital receipt.

Land - Best use of Council's assets in accordance with the Asset Management Plan.

Legal and Governance Implications:

Use of assets in accordance with the Council's strategy as set out in the Asset Management Plan 2012-2017.

Safer, Cleaner and Greener Implications:

Development of a currently derelict site.

Consultation Undertaken:

Expert advice taken from chartered surveyors, Bidwells LLP.
Asset Management Co-ordination Group.

Background Papers:

See attached plan.

Other background papers include a list of unsuccessful bidders.

Impact Assessments:Risk Management:

By employing Bidwells LLP, a strong regional firm of chartered surveyors, the Council has been able to receive expert advice and undertake a marketing campaign that generated strong interest and capital bids.

Equality and Diversity:

Did the initial assessment of the proposals contained in this report for relevance to the Council's general equality duties, reveal any potentially adverse equality implications? No

Where equality implications were identified through the initial assessment process, has a formal Equality Impact Assessment been undertaken? N/A

What equality implications were identified through the Equality Impact Assessment process?
None

How have the equality implications identified through the Equality Impact Assessment been addressed in this report in order to avoid discrimination against any particular group?
N/A