

Report to: **Lead Member for Resources**

Date: **20 January 2015**

By: **Chief Operating Officer**

Title of report: **Additional land at Willingdon Triangle to be leased to Willingdon & Jevington Parish Council**

Purpose of report: **To seek approval from the Lead Member for Resources to (1) accept a surrender of Wealden District Council's leasehold interest in the Willingdon Triangle public toilets and (2) subsequently delegate authority to the Chief Operating Officer to agree terms in line with S.123 of the Local Government Act 1972 to dispose of the asset.**

RECOMMENDATIONS:

Subject to there being no objections in response to the notice of disposal, the Lead Member for Resources is recommended to:-

- (1) Declare the site surplus to Council requirements; and**
- (2) Delegate authority to the Chief Operating Officer to agree the terms of disposal in line with best consideration reasonably obtainable as defined by S.123 of the Local Government Act 1972**

1. Background

1.1 The land, as delineated on the plan in Appendix 1, is adjacent to the toilet block currently occupied by Wealden District Council (WDC) by way of an agreement dated 29th June 1964, for use as public conveniences.

1.2 WDC have expressed a desire to surrender their interest in the toilet block under this agreement and will be looking to cease maintenance of the property on 31st March 2015. The land (hatched in the attached plan) has been assessed as having no value on the open market.

2. Supporting Information

2.1 On the 15th July 2014 the Council declared the toilet block surplus to requirement. Internal consultations with East Sussex County Council (ESCC) departments have concluded the adjoining land is also surplus to the Council's requirements.

2.2 Willingdon and Jevington Parish Council (WJPC) have proposed taking on both the toilet block and adjoining land via a long lease (50 year term with an option to renew for a further 25 years) and will be looking to obtain a change of use to offices. WJPC will be funding the cost of this planning application, and will also be funding the cost of all re-development works. The land will be used for car parking in tandem with their proposed offices.

2.3 When either the proposed lease expires or in the event WJPC should wish to surrender the premises at an earlier date, ESCC will benefit from an enhanced land value.

2.4 The land is being advertised for a two week period under a 'notice of disposal' in a local newspaper (The Eastbourne Herald) between the 9th and 23rd January 2015, as required under Section 123 of the Local Government Act, 1972.

3. Conclusion and Reason for Recommendation

3.1 The land at Willingdon Triangle has been assessed as having no value on the open market.

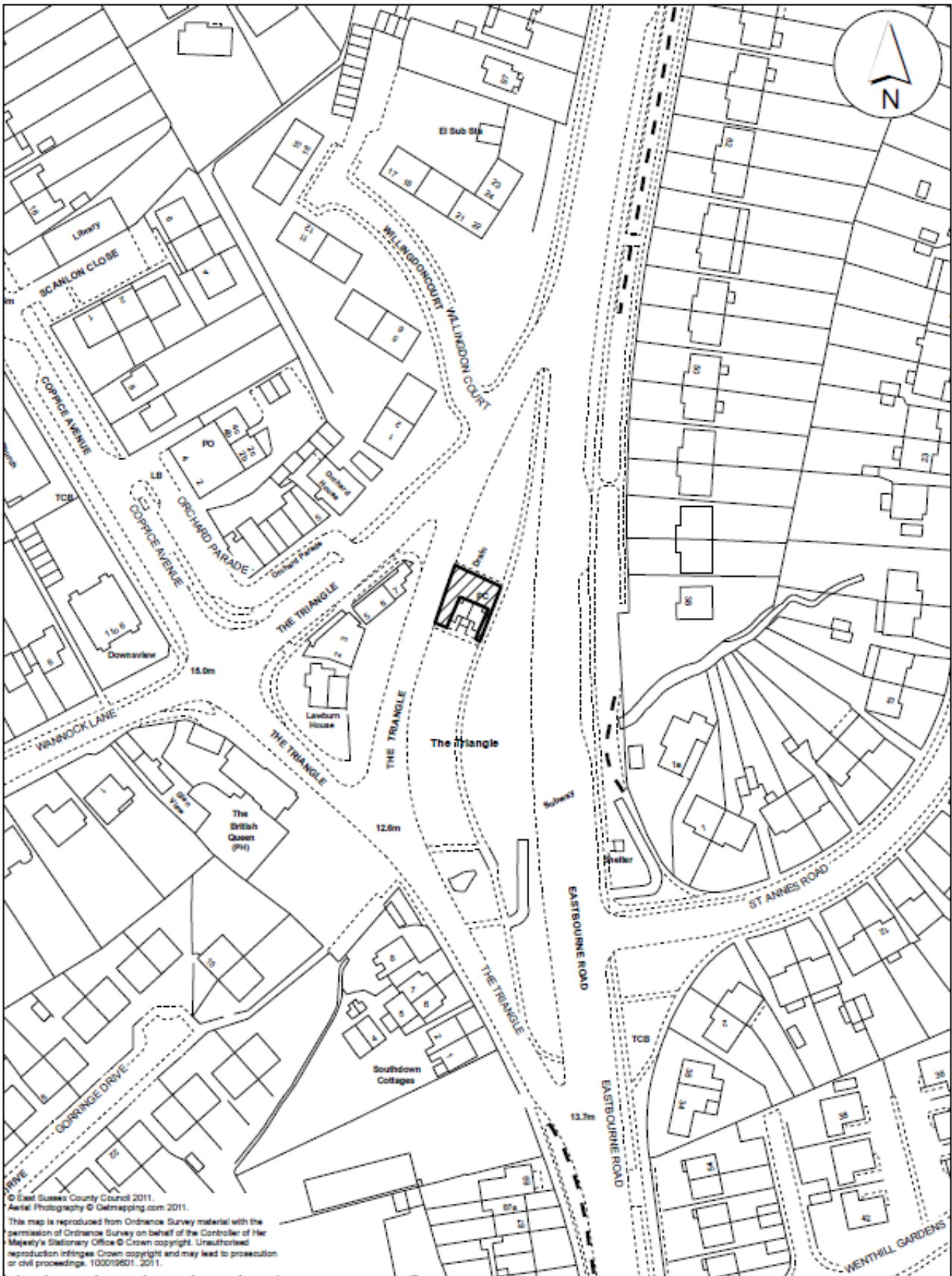
3.2 The recommendation is to declare the site surplus to Council requirement, subject to there being no objections in response to the notice of disposal; and


3.3 Delegate authority to the Chief Operating Officer to agree the terms of disposal in line with best consideration as reasonably obtainable as defined by S123 of the Local Government Act 1972.

KEVIN FOSTER
Chief Operating Officer

Contact Officer: Laura Griggs, Assistant Estates Surveyor, 01273 336154

Local Member: Councillor Stephen Shing and Councillor Daniel Shing



Map Title: Willingdon Triangle WC's		East Sussex County Council County Hall St Annes Crescent Lewes 
Date: 6 January 2015	Map No: 1	
Scale: 1:1,250	Author: LG/RP	

