

Report to: Lead Member for Resources

Date of meeting: 24 May 2018

By: Chief Operating Officer

Title: Chippings Depot, Rye

Purpose: To seek Lead Member approval to declare this property surplus to Council requirements to enable a disposal.

RECOMMENDATION: The Lead Member is recommended to:

- (1) declare the property known as Chippings Depot, Rye surplus to Council operational requirements; and**
 - (2) delegate authority to the Chief Operating Officer to agree the terms of a disposal in accordance with s. 123 of the Local Government Act 1972.**
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1 Background

- 1.1 The property comprises a former highway storage building and associated grounds originally acquired in 1966 from the British Railways Board.
- 1.2 The property was let on various occasions, most recently up until 2014, but despite several attempts to secure occupiers, market demand for a lease has been very poor.
- 1.3 The property is currently generating no income but is incurring some nominal grounds maintenance and management costs.

2 Supporting information

- 2.1 The site is shown hatched black on the attached plan at Appendix 1 and comprises 0.25 acres.
- 2.2 An internal consultation with all Council Services has concluded there is no operational requirement for this property.
- 2.3 It is recommended that the property be placed on the open market through marketing agents, to be appointed, to secure best value outcomes in accordance with Section 123 of the LGA 1972.
- 2.4 The Local Member has been updated and raises no objection to the disposal of this property.

3. Conclusion and reasons for recommendations

- 3.1 The property has no future operational use for the Council and whilst it is vacant the property will have ongoing costs for security and maintenance.
- 3.2 The property has not been in an operational condition for some years which makes it hard to let. The buildings on site are in need of either refurbishment or clearance. The road frontage of the site will be protected for cycle way/highway improvements

as part of wider planning policy requirements. Almost half of the ESCC site remains in a restricted flood zone which impedes development opportunities pending flood defence works in the town and this continues to be a blight on this area of the town. Any early sale will nevertheless seek to protect and clawback any added value arising from any early redevelopment that might be secured on this site.

- 3.3 It is recommended that this property be declared surplus to County Council requirements and terms for any disposal delegated to the Chief Operating Officer to secure best value in accordance with the requirements of Section 123 of the Local Government Act 1972.

KEVIN FOSTER
Chief Operating Officer

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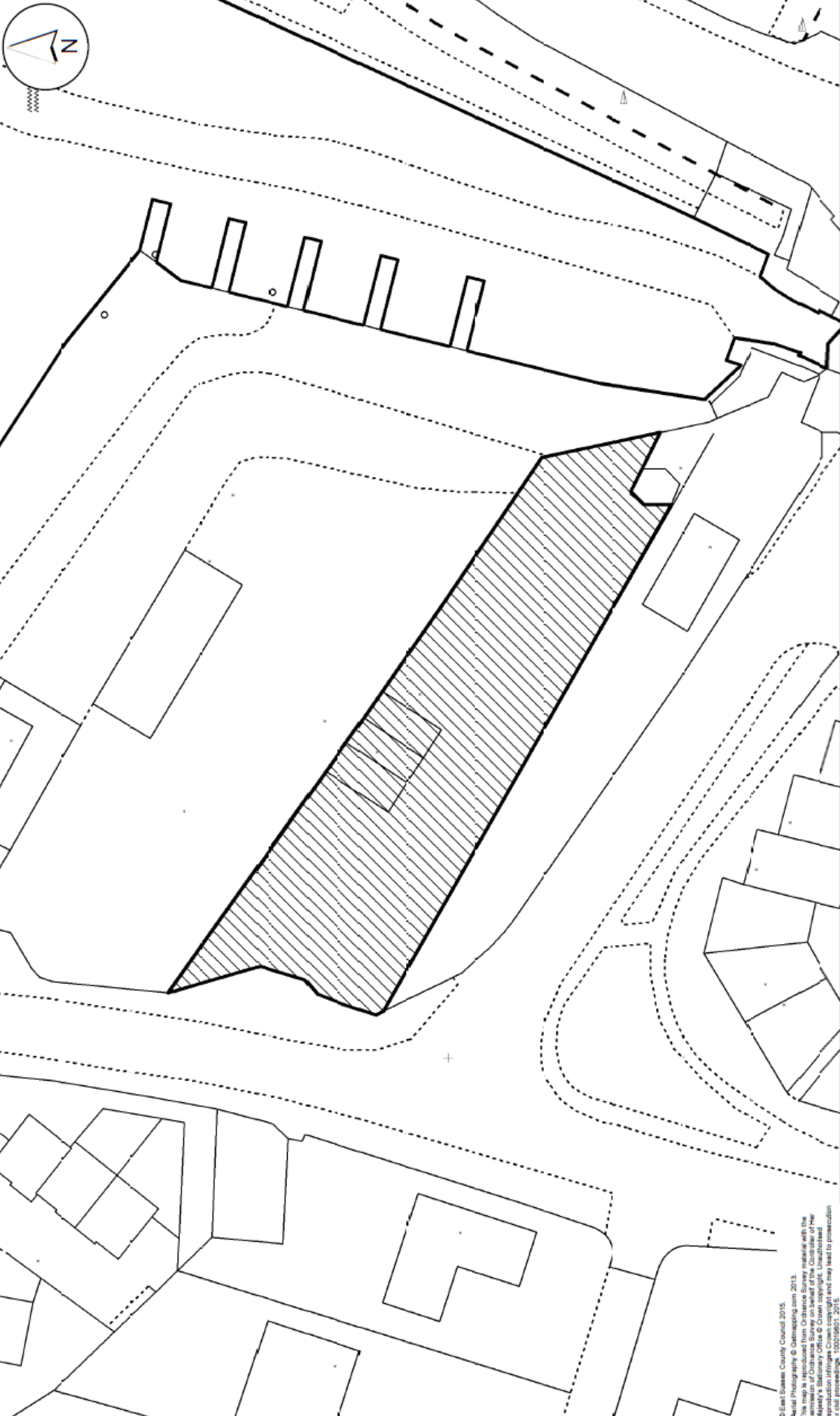
Email: kate.nicholson@eastsussex.gov.uk

LOCAL MEMBERS

Councillor Keith Glazier

BACKGROUND DOCUMENTS

Appendix I – Site Plan (not to scale)



Map Title: Former Chippings Depot, Rye

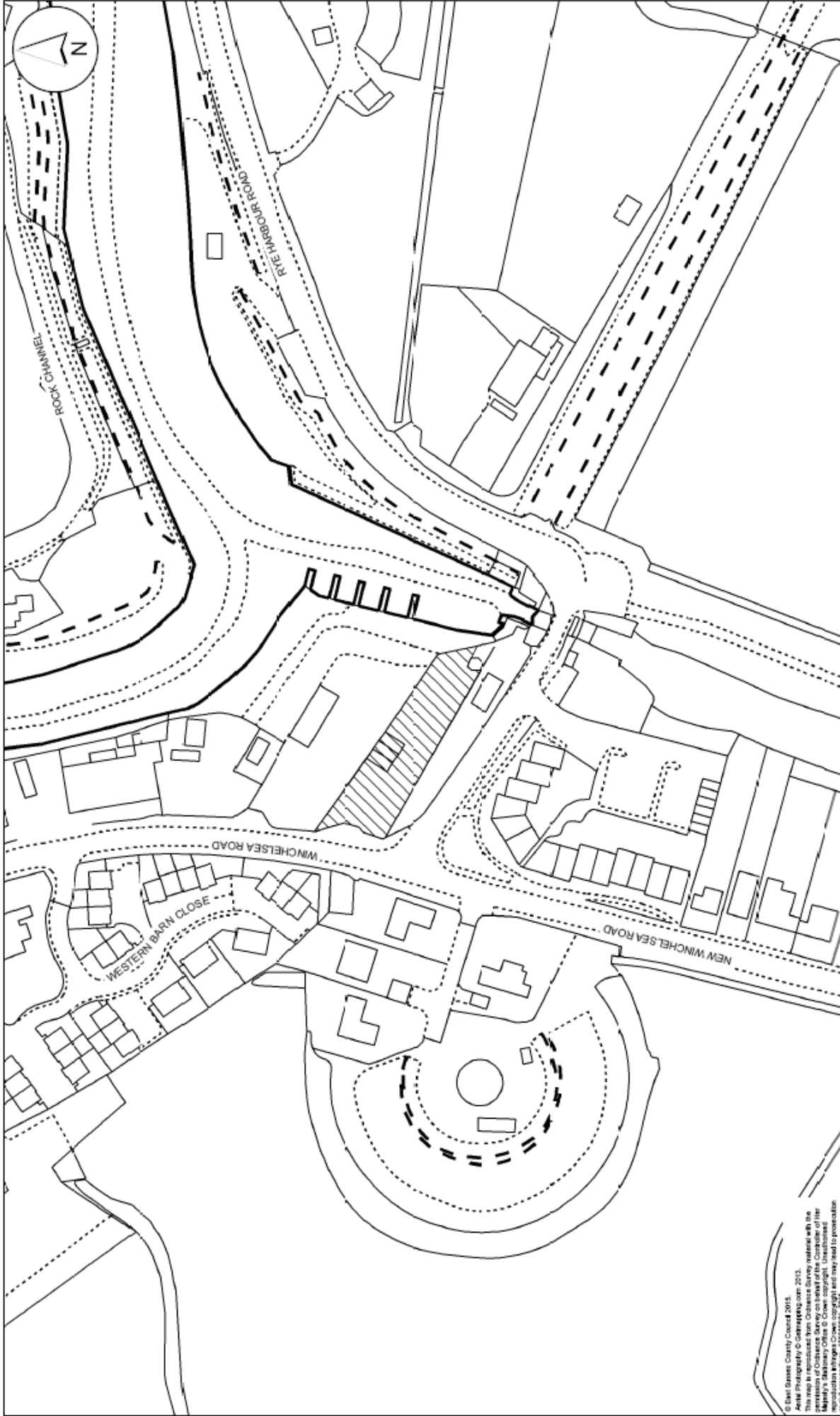
Date: 03.04.18

Map No: 013

Scale: 1:500

Author: KVN

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Map Title: Chippings Depot, Rye, TN31 7EL

Date: 25.04.18

Map No: 014

Scale: 1:1,500

Author: KVN

