

Key Decision Required:	No	In the Forward Plan:	No
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PORTFOLIO HOLDER FOR FINANCE AND ASSET MANAGEMENT

15 NOVEMBER 2011

A.1 LAND AT THE JUNCTION OF IPSWICH ROAD AND FRINTON ROAD HOLLAND ON SEA

(Report prepared by Andy White)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To consider whether to initiate the Council's Property Dealing Process in respect of the potential disposal of all or part of the land at the junction of Ipswich Road and Frinton Road Holland on Sea, as shown edged in colour on the attached plan.

EXECUTIVE SUMMARY

The Council holds the freehold ownership of the area comprising car park (edged mauve), public conveniences (edged green) and public open space (edged red). The provision of a new doctors' surgery to replace the existing Frinton Road one has been under discussion for some time. At the recent Community Leadership and Partnerships Committee meeting it was resolved that:

(a) That Councillor Halliday, as Finance and Asset Management Portfolio Holder, be requested to enter into discussions with the PCT to see what is viable and what options are available for the new surgery at Holland-on-Sea.

The discussion was held on 14 November 2001 and it was agreed that the Council would consider initiating the disposals process for the whole of the land in order that the PCT and partners can consider the site as one of their options for the provision of a new surgery.

RECOMMENDATION(S)

That the Portfolio Holder initiates the process whereby Officers consider the potential transaction, including valuation, examinations, and consultations in accordance with the Council's Property Dealing Policy as set out in the Constitution.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The Provision of replacement primary healthcare facilities is in line with two key Corporate Plan priorities related to healthcare:

- Reduce health inequalities and disadvantage.
- Promote healthy and active lifestyles.

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

Release of surplus or under-performing assets is in accordance with the framework set out in the Asset Management Plan and Capital Strategy 2011-2012 and supports the Council's Medium Term Financial Strategy.

Risk

The potential for restrictive covenants or other legal issues to affect the potential development of the site have not yet been investigated. Progress towards the development will be subject to further formal decisions and process.

LEGAL

The initiation of the disposal process is within the Council's discretionary powers. Consideration of other legal matters will take place within the process, as it is followed.

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.

Crime and Disorder / Equality and Diversity / Health Inequalities / Area or Ward affected / Consultation/Public Engagement.

Health Inequalities

The provision of primary healthcare facilities is in line with the Council's priorities on healthcare.

Consultation/Public Engagement.

Public advertisement of the potential disposal of public open space will be required in line with legislative requirements.

Area or Ward Affected

St Bartholomew's and Haven

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The Council holds the freehold ownership of the area comprising car park (edged mauve), public conveniences (edged green) and public open space (edged red). The provision of a new doctors' surgery to replace the existing Frinton Road one has been under discussion for some time. At the recent Community Leadership and Partnerships Committee meeting it was resolved that:

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The Assets Manager has carried out an initial assessment of the feasibility of a disposal. The assessment demonstrates that the disposal is feasible and is included at Appendix B. Consideration of planning, value, legal and other issues is identified for action in future stages of the process defined in the Council's Constitution.

CURRENT POSITION AND PROPOSAL

The Primary Care Trust and their partners have indicated that they need to review the options for the delivery of a new doctors' surgery. Following discussions it has been agreed that the site at the junction of Ipswich Road and Frinton Road should be considered as an option and that the Council's property dealing process should be considered in order to facilitate the discussion of potential disposal. No design or feasibility work has yet been carried out so it is proposed that the process be initiated for the whole of the area in order not to restrict options for the delivery of this important facility.

The later stages of the Property Dealing Procedure will include, where applicable:

- Investigation of feasibility
- Public advertisement of the disposal of public open space
- Valuation and negotiation.
- Cabinet consideration of terms as defined by the Council's Constitution
- Legal agreement
- Completion of transfers of land ownership

Other actions if required.

BACKGROUND PAPERS FOR THE DECISION

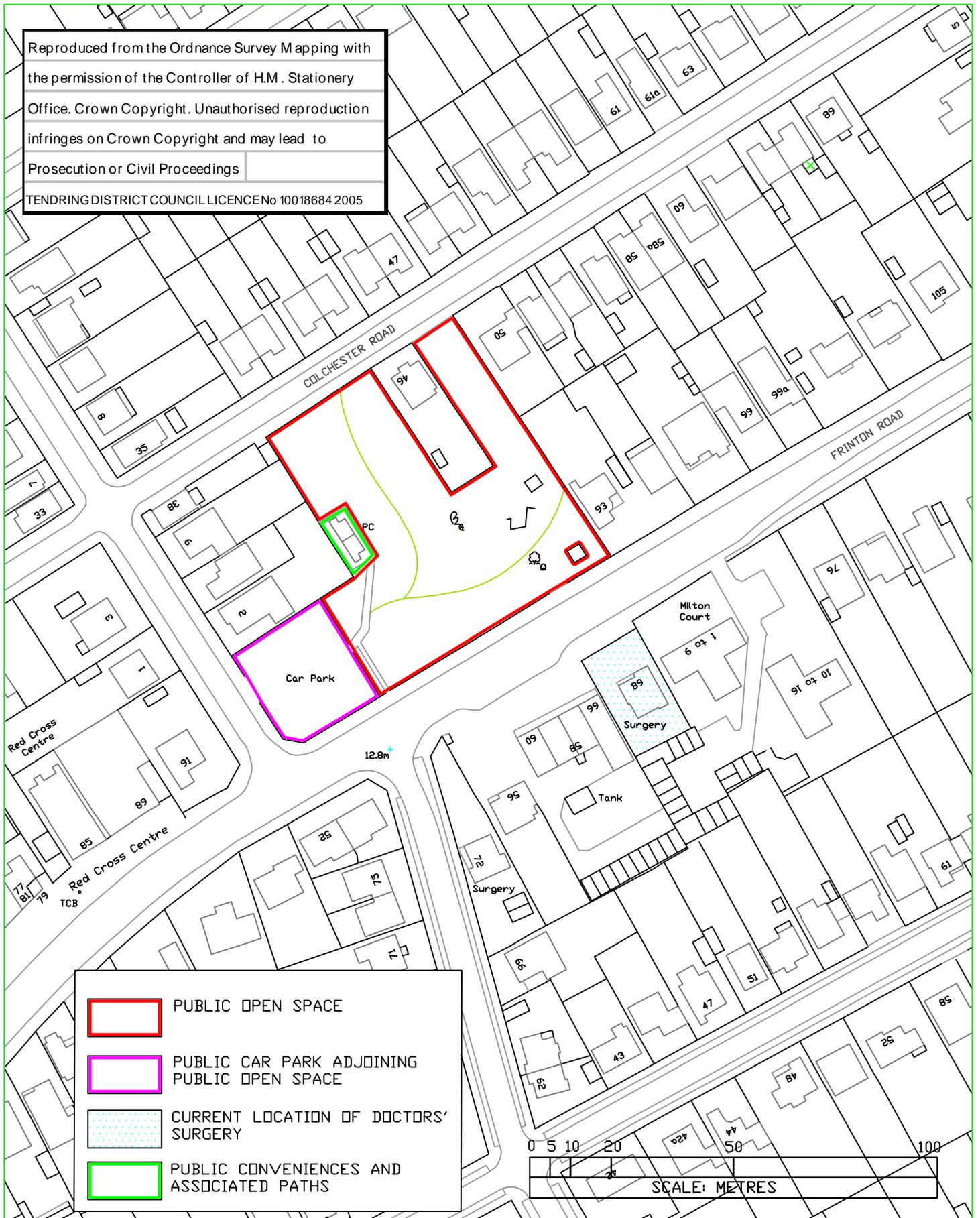
None.

APPENDICES

Appendix A – Location Plan Appendix B – Assessment of Disposal Feasibility

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TENDRING DISTRICT COUNCIL LICENCE No 10018684 2005



TENDRING DISTRICT COUNCIL

KAREN NEATH C.P.F.A.
HEAD OF RESOURCE MANAGEMENT

title: Land at the Junction of Frinton Road and Ipswich Road Holland on Sea

drawing: LOCATION PLAN

scale: 1:1250

drawn by: AR WHITE

date: 15 Nov 2011

drwg.No.	revision
1	

Assessment of Acquisition/Disposal Feasibility

Assessed by:	A White
Date:	15 November 2011
Site:	Various areas at the Junction of Ipswich Road and Frinton Road Holland on Sea.
Reason for consideration:	Request from PCT and Realise Health, following discussions with Members.
Location:	Various areas at the Junction of Ipswich Road and Frinton Road Holland on Sea.
Adjoining uses:	<ul style="list-style-type: none"> • Residential • Public highway
Planning designation:	<ul style="list-style-type: none"> • Inside settlement limits • Part undesignated • Part protected open space • Part protected car park
Current use:	<ul style="list-style-type: none"> • Public open space • Car park • Public convenience
Legal constraints:	Not yet researched.
Service usage/issues:	The car park is in general public use. The public open space is not fully utilised.
Request for purchase/lease:	Following discussions at the Community Leadership and Partnerships Committee and later with the Leader and Finance and Asset Management Portfolio Holder.
Corporate Priorities:	<p>The Corporate Plan included two key priorities related to healthcare:</p> <ul style="list-style-type: none"> • Reduce health inequalities and disadvantage. • Promote healthy and active lifestyles.
Property Strategy Issues:	The draft Property Strategy includes no specific proposals for this site.
Valuation:	Not yet valued.
Other Issues:	None.
Conclusion:	Disposal is feasible. Terms etc will be determined during the formal detailed consideration identified in the Council's constitution, if the process is initiated.