

BUSINESS SUPPORT OVERVIEW AND SCRUTINY COMMITTEE

12 MAY 2008

CALL-IN: VARIOUS PROPERTY DISPOSALS

Report from: Neil Davies, Chief Executive

Author: Peter Holland, Committee Co-ordinator

1 Purpose of item

- 1.1 In accordance with chapter 4, part 5, paragraph 16.3 of the constitution with regard to decisions, the Cabinet decision 66/2008 have been called in to this Committee by six Members of the Labour Group and decision 67/2008 has also been called-in by the Liberal Democrat group.

The Call-in request from the Labour group does not give reasons for why the matter has been referred to this Committee.

The reason for the call-in request from the Liberal Democrat group is stated as: "Members are concerned that the disposal of the Jezreels Towers site will have a negative impact on residents' parking in the area and that the site should be made into a car park, rather than having just 16 parking spaces. The Members believe that this would relieve traffic congestion in the area."

The Cabinet report is attached as an appendix.

2 Recommendations

- 2.1 Members are asked to consider decisions 66/2008 and 67/2008 made by Cabinet on 11 March 2008 as outlined in paragraph 3.2 below.

3 Cabinet decision

- 3.1 On 11 March 2008 the Cabinet considered a report detailing properties which had been brought forward to be declared surplus. It was noted that consultation had taken place within the Council and no objections to the proposed disposals had been received.

3.2 The Cabinet made the following decisions:

Decision No. 66/2008:

The Cabinet agreed to declare the properties set out in paragraph 3 of the report surplus and that the Assistant Director, Corporate Services, in consultation with the Portfolio Holder for Finance, be authorised to dispose of them at best consideration.

Decision no. 67/2008:

The Cabinet agreed that the sale of the Jezreels Tower Site, Gillingham, as outlined in paragraph 3.3.1 of the report, be conditional on the retention of the 16 car parking spaces within the site.

4 Director's Comments

- 4.1 There are currently 16 resident's parking spaces, at present let at £70 per year each (total income £1,120.) The total area of the site is approximately 2,832 square metres and of this approximately 719 square metres is used for parking. There are up to 14 residents on the waiting list for spaces but some of these have moved on, so there is likely to be current demand for another 9 spaces, giving a total requirement of 25 spaces, if the council is minded to satisfy all the demand for spaces.
- 4.2 If the whole of the site is to retained for parking, the council will be faced with the loss of a significant capital receipt, it will have to find the significant capital cost of bringing the rest of the land up to standard for parking and the revenue costs of maintaining it. The extra income generated from the additional spaces, will be nominal.

5 Financial and legal implications

- 5.1 These are set out in the attached Cabinet report.

6 Background papers

Report to Cabinet – 11 March 2008

Contact for further details:

Noel Filmer, Senior Manager Valuation and Asset Management
Tel. No: 01634 332415 Email: noel.filmer@medway.gov.uk