

CABINET

13 MARCH 2012

PARK & RIDE SITE, MARCONI WAY, ROCHESTER

Portfolio Holder: Councillor Alan Jarrett, Finance

Report from: Nick Anthony, Head of Asset and Property Services

Author: David Howe, Valuation & Asset Management Surveyor

Summary

This report requests that Cabinet delegates authority to the Chief Finance Officer in consultation with the Portfolio Holder for Finance to declare surplus the Park and Ride site to enable its disposal.

1. Budget and Policy Framework

1. As the disposal value of the property will be over £20,000 but under £1,000,000 this is a matter for Cabinet.

2. Background

- 2.1 The Council owns in excess of 1,000 property assets and, next to staff, property is the Council's largest single cost. Effective management is therefore essential, if the Council is to fulfill its core objectives and provide good quality, value for money services.
- 2.2 To ensure that the Council's property assets contribute to its priorities, outcomes, objectives and key actions, as set out within the Council Plan, all properties are considered in the context of rationalisation.
- 2.3 This report brings forward proposals for the disposal of a property, which is considered to be surplus to requirements.

3. Park & Ride site

- 3.1 The Council owns the freehold of the above property as shown edged black on the attached plan. The property is a 0.65 hectare (1.60 acre) car park for the Park and Ride service.
- 3.2 The car park transferred to Medway Council under local government reorganization in 1998 and has been used as an operational car park for the park and ride service since that time. Marconi Way is a highway maintained at private expense in the ownership of Medway Council providing the main access to BAE Systems.
- 3.3 Following a review of its costs and benefits a decision has been made to withdraw the bus service and close the car park with effect from 1 April 2012. Once the car park is closed it will be costly and difficult to manage and there is no point in keeping the facility on a contingency basis just in case it may be needed at a future date.
- 3.4 It is therefore proposed to delegate authority to allow the site to be declared surplus and sold.

4. Advice and analysis

- 4.1 The Council could retain the property on a contingency basis, in case it is needed as a car park, however the costs of “mothballing” it indefinitely would be huge. It is therefore proposed to seek delegated authority to declare it surplus and sell it, to reduce costs and hopefully obtain a capital receipt and regeneration of the area.

5. Risk Management

Risk	Description	Action to avoid or mitigate risk
Unused sites are expensive and difficult to manage pending disposal	Unused sites become a target of antisocial behaviour, vandalism, squatters and theft pending disposal.	Dispose of the car park as soon as possible.

6. Consultation

- 6.1 Consultation has taken place with the service directorates and no objections to these proposals have been received.

7. Financial and legal implications

- 7.1 The Council has a duty under s123 of the Local Government Act 1972 to obtain best consideration, when it disposes of interests in property, unless consent is obtained from the Secretary of State, or one of the general consents applies.

7.2 As the property is not currently surplus, a formal report on title has not yet been prepared to ascertain whether there are any title issues, which the property is subject to. Neither has pre-planning advice been received to establish what alternative uses are appropriate and any impact of the Airfield safeguarding zone may have on the level of development. These matters will be undertaken following any decision to delegate authority to declare the property surplus and will be addressed before disposal of the property.

8. Recommendations

8.1 Cabinet is recommended to delegate authority to the Chief Finance Officer, in consultation with the Portfolio Holder for Finance, to declare surplus and dispose of the Park and Ride site.

9. Suggested reasons for decision(s)

9.1 To reduce revenue costs, realise a capital receipt and gain investment in the Medway area.

Lead officer contact:

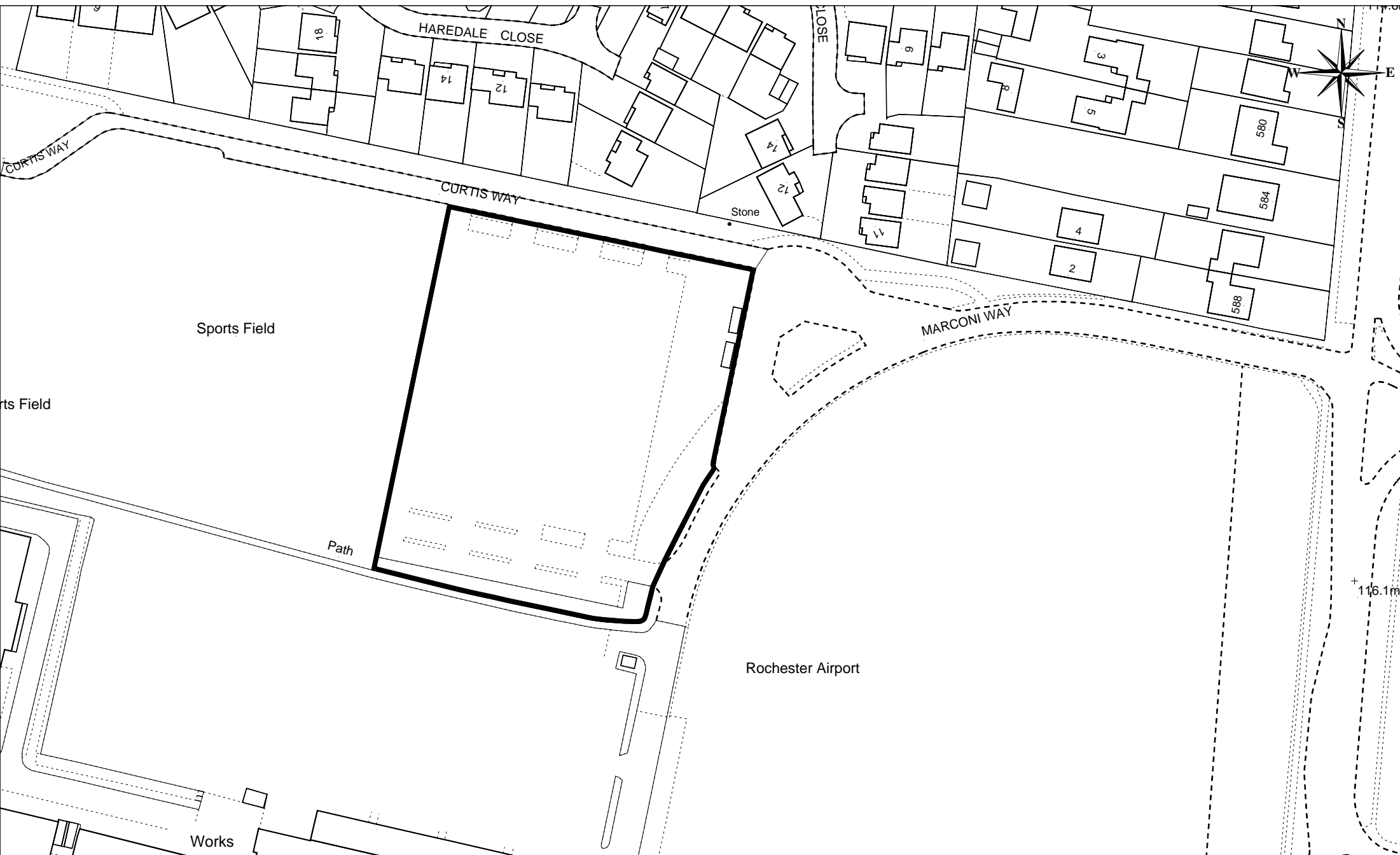
David Howe, Asset & Property Services

Telephone: (01634) 332494

Email: david.howe@medway.gov.uk

Background Papers:

Corporate Property Strategy, approved by Cabinet on 4 April 2006.



Park & Ride, Maidstone Road, Rochester
Area = 6,493 m²



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