

CABINET MEMBER DECISION

This form should be used to record
Executive decisions taken by Cabinet
Members

Decision Ref. No:

Responsible Officer:
Jo Rust, Senior Valuer

Subject: Land at Suffolk Road South

Decision taken:

- 1. To sell the freehold interest in the land shown hatched black on the attached plan to the adjoining hotel owner for the sum of £1,000,000 (one million pounds)**
- 2. That the sum generated from this sale is ring-fenced to support asset purchases which will act as an enabler to the Council's future development plans.**

Reasons for the decision: To support the Council's priority of 'An Efficient Council' by generating a capital receipt from the sale of a surplus Council asset.

Call-in and Urgency: The decision is subject to the Council's call in procedure

Background:

The land was acquired in 1972 for the purpose of constructing a grade separated junction. The trumpet junction scheme is not included in the current Local Transport Plan as a priority junction improvement and a Cabinet Member Decision Notice published on 8th April 2016 declared the land surplus to highway requirements.

Over the last forty years the Council has leased the land to the adjoining hotel and it has been used as car and coach parking and gardens. The owner of the hotel has expressed a wish to buy the land and terms have been provisionally agreed. Selling the land to the hotel will ensure that it can continue to fully operate and will help to support the town's tourism offer. The price agreed fully reflects its future redevelopment potential.

Options - and reasons for rejection:

To develop the land for housing - This land is integral to the operation of the hotel and development would be detrimental to the ongoing business.

Continue to lease the land to the hotel - This foregoes a substantial capital receipt which can be used as an enabler to the Council's future development plans.

Consultations undertaken: The Service Director, Economic Development has been consulted and supports the disposal of this land.

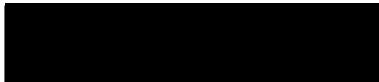
The Councillors for Talbot and Branksome Woods have been consulted and no comments were received.

Finance/Resource Implications: The sale of the property will generate a capital receipt of £1,000,000. The purchaser will also pay the Council's legal and surveyors fees.

An independent valuation report prepared by Sibbett Gregory, a firm of chartered surveyors and valuers, confirms that the sale price of £1,000,000 represents best consideration and therefore the Council has complied with its obligations under Section 123 of the Local Government Act 1972.

There will be a loss of revenue income from renting the land. The current rent payable is £13,841 per annum.

Name:



Date:

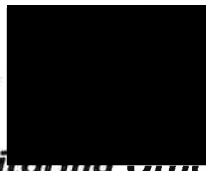
21/4/16

Signature: (of Chief Finance Officer) A. Richings

Legal implications: The Council has the necessary statutory powers to dispose of this land. Legal Services will be engaged in the preparation of the relevant documentation.

Name:

IANA Connor



Date: 20/4/16

Signature: (of Monitoring Officer)

Risk assessment: A risk assessment shows this to be high risk. This is due to the amount of the capital receipt.

Name: Jo Rust

Date:

22/4/16.

Signature: (of Officer completing assessment)



Impact Assessments: The environmental impact assessment and the equalities impact assessment screening record shows that there are no negative impacts arising from the disposal of this property.

Information for/not for publication: For publication

Background papers:

- Cabinet Member Decision Notice entitled, "Land at Suffolk Road South", published on 8th April 2016 – see: <http://www.bournemouth.gov.uk/CouncilDemocratic/CouncilMeetings/CabinetMemberDecisions.aspx>
- Cabinet Member Decision Notice entitled, "Land at Suffolk Road South", published on 15th April 2016 – see: <http://www.bournemouth.gov.uk/CouncilDemocratic/CouncilMeetings/CabinetMemberDecisions.aspx>

Any conflict of interest declared by a Cabinet Member who is consulted by the Member taking the decision	Name of Cabinet Member	Nature of interest	Details of any dispensation granted by the Monitoring Officer
No			

* Delete as appropriate

Decision taken by:

Councillor Nicola Greene

Deputy Leader

Signed

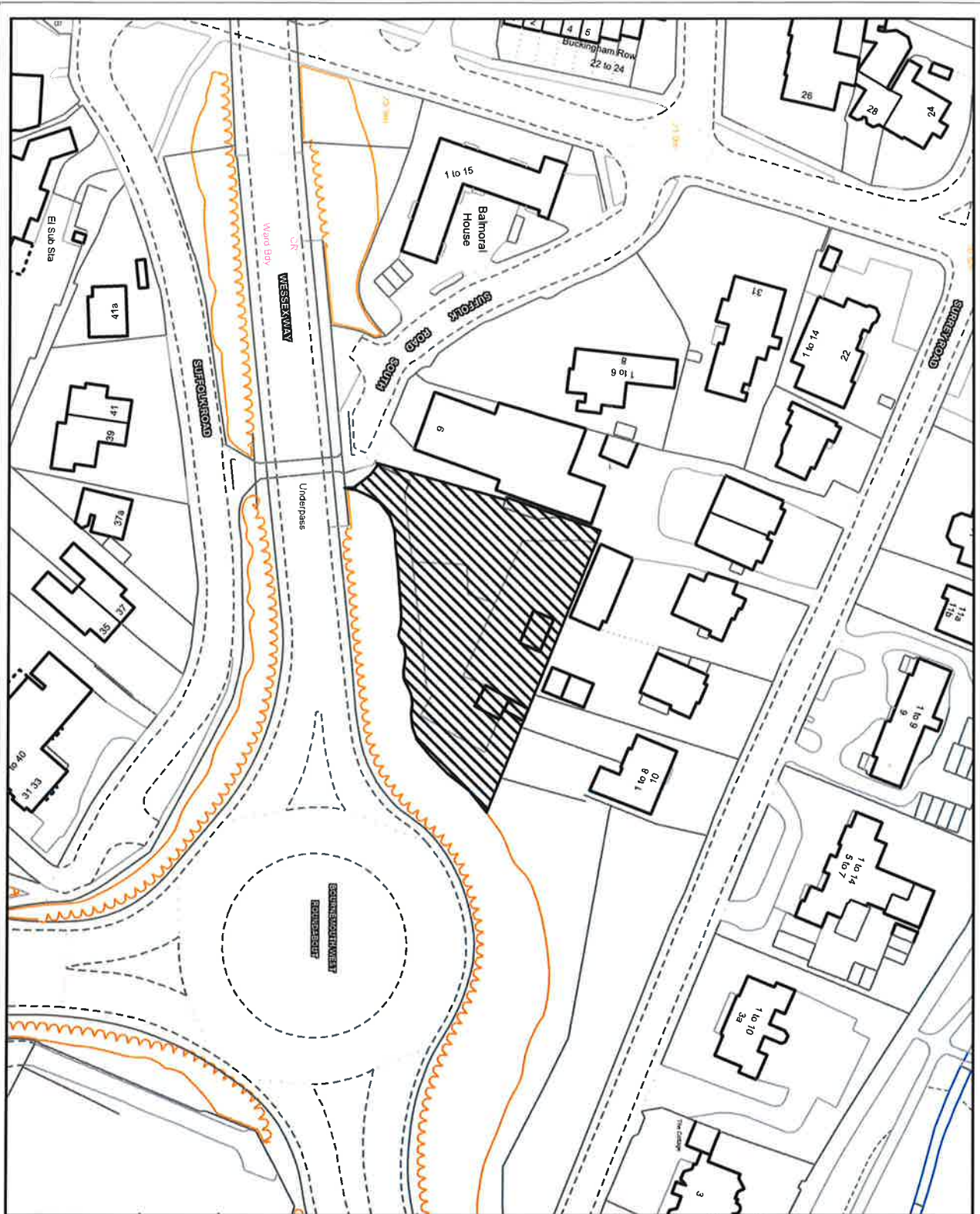


Date of decision: 21st April '16

Date of publication of record of decision: (to be inserted by Democratic Services) 22/04/16

Date decision effective – that is 5 working days after the date of publication of the record of decision unless the decision is called-in for consideration by the relevant Overview and Scrutiny Panel: 29/04/16

-insert date-



**Land adjacent to
Laguna Hotel**

Scale 1:1250

Date: 16 June 2015

Drawn by: John Swindell

Drawing No: LH/01



**SERVICE DIRECTOR
ENVIRONMENT & REGENERATION SERVICES
ROGER BALL**

PROPERTY SERVICES



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100019829, 2015