

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 declare the highway land shown hatched black on the attached plan surplus to highway requirements**
- 2. 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)**

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 a trumpet junction. 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 trumpet junction scheme is not included in the current Local Transport Plan as a priority junction improvement and the land is no longer required for highway purposes.

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.

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.

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

The Councillors for Talbot and Branksome Woods ward 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: Adam Fisher **Date:** 23/3/16

Signature: (of Chief Finance Officer) 

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:  *Emma Connor* **Date:** 18/3/16

Signature: (of Monitoring Officer)

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

Name: Jo Rust **Date:** 24/3/16

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:

- Risk assessment
- Equality and Diversity
- Environmental Impact Assessment

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			

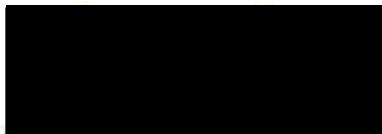
* Delete as appropriate

Decision taken by:

Councillor John Beesley

Cabinet Portfolio: Resources

Signed:

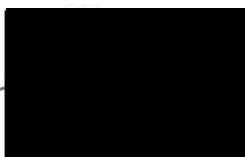


Date of decision: 1.4.16.

Councillor Mike Greene

Cabinet Portfolio: Transport, Sustainability and Carbon Management

Signed:



Date of decision: 31/3/16

Date of publication of record of decision: (to be inserted by Democratic Services)

8 April 2016

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:

15 April 2016

-insert date-

**Land adjacent to
Laguna Hotel**

Scale 1:1250

Date: 16 June 2015

Drawn by: John Swindell

Drawing No: LH/01

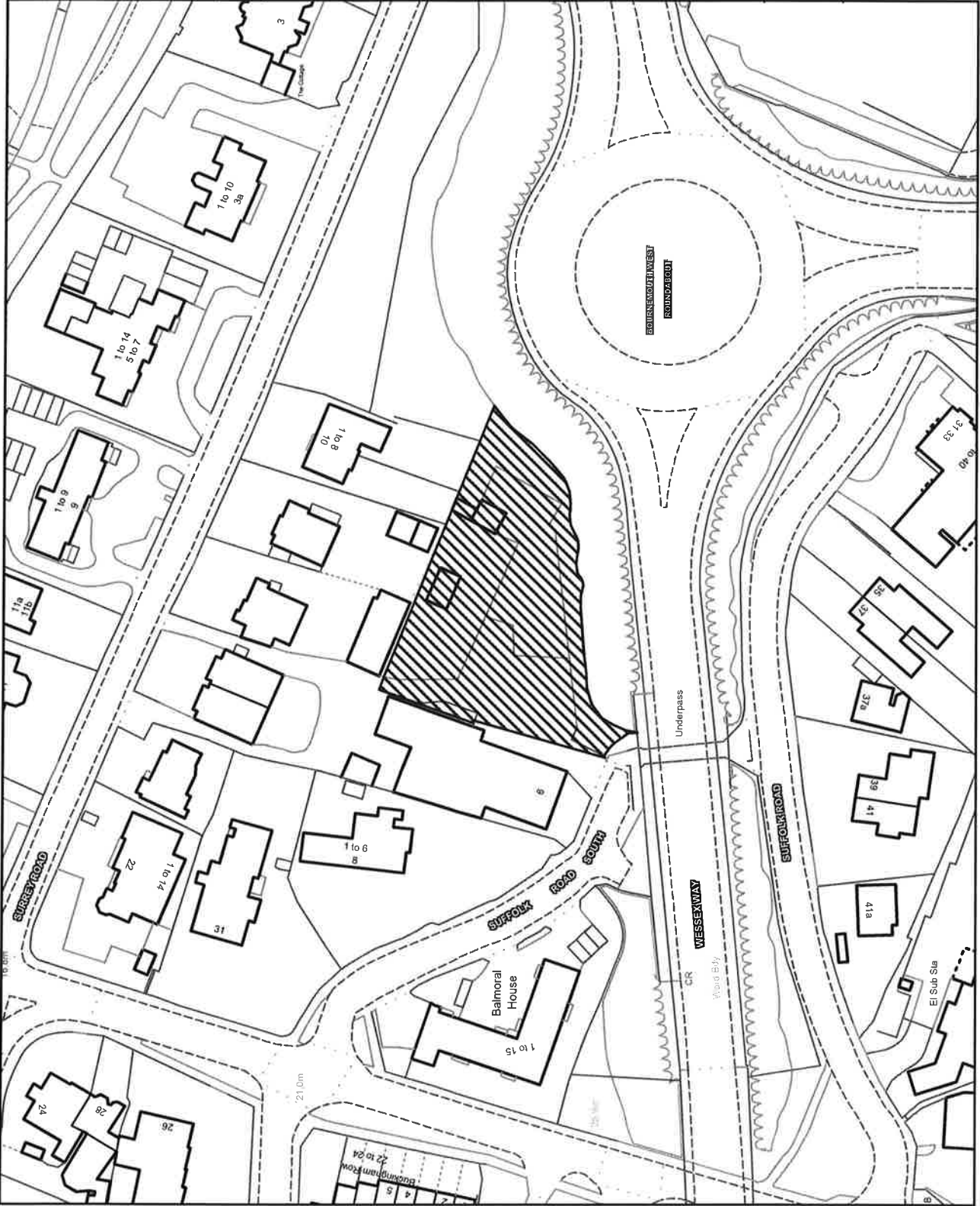


SERVICE DIRECTOR
ENVIRONMENT & REGENERATION SERVICES
ROGER BALL

PROPERTY SERVICES



© Crown Copyright - All rights reserved,
Bournemouth Borough Council
100019829, 2015





Initial Risk Assessment



PROJECT NAME:

Disposal of Land Adjoining Laguna Hotel

PROJECT NUMBER: *To be obtained from PMO*

PROJECT RISK LEVEL:

HIGH *

Table 1 - Suggested criteria on which to score the type of project (please tick appropriate category)					
CRITERIA				Score	
1) Duration of Project	0-6 months <input checked="" type="radio"/>	7-12 months <input type="radio"/>	Above 1 year <input type="radio"/>	2	
2) Effort	1-4 people (FTE) <input checked="" type="radio"/>	5-10 people (FTE) <input type="radio"/>	11+ people (FTE) <input type="radio"/>	1	
3) Business Impact	Service Unit/Service <input checked="" type="radio"/>	More than 1 SU <input type="radio"/>	Council/External <input type="radio"/>	3	
4) Priority	Desirable <input type="radio"/>	Highly Desirable <input checked="" type="radio"/>	Essential <input type="radio"/>	3	
5) Costs &/or Savings	Up to £250k <input type="radio"/>	£251k-£500k <input type="radio"/>	Over £501k or if project is to be funded through prudential borrowing <input checked="" type="radio"/>	28	
6) Risk Impact	Low Impact - Minor service disruption/inconvenience, minor injury, small financial loss, isolated service user complaint. <input checked="" type="radio"/>	Medium Impact - Service disruption, More serious injury or financial loss, adverse media coverage, numerous service user complaints <input type="radio"/>	High Impact - Significant or total service disruption, major disabling injury or fatality, high or catastrophic financial loss, adverse national media coverage, ministerial intervention in service running. <input type="radio"/>	1	
				Risk Score	38

A numerical rating is applied to each cell (see Table 1) For example a 'Priority' of 'Highly Desirable' is worth 3 points and a 'Cost' of '£501-£1m' is worth 5 points. Totalling the points scored for each 'criteria' gives a project score. This score is then mapped against a project-risk status in Table 1 below:

Table 1 - Risk Status	
Project Risk Rating	Points Total
Low	Between 10-18
Medium	Between 19-35
High	36+

EINA Screening Record

Title of Policy/Service/Project	Sale of land Adjoining Laguna Hotel
Date of screening	29/02/2016
Service Unit	Environment and Regeneration Services
Lead Responsible Officer	Jo Rust
Job Title	Senior Valuer
Members of the Assessment Team	Martin Wilkins

If the answers to the following questions are Yes or Don't know, then a full EINA will need to be carried out.

Is there likely to be a positive or negative impact in terms of equalities?	No
Does it involve a significant commitment of resources?	No

It is not necessary at the screening stage to identify adverse or differential impact

It is important to remember that even when it is decided that a policy/service/project does not require an EINA, it remains subject to the general duties. Not carrying out a full EINA places our council at greater risk of legal challenge because it cannot use the EINA process to meet our [Public Duties](#) around equality. It also means, more importantly, that opportunities may have been missed to promote equality.

If you have answered no to the questions above and do not intend to carry out an EINA, please explain why?

The land is currently leased to the adjoining hotel as car and coach parking and gardens. Selling the land to the hotel will not have any impact on equalities.

Environment Impact Checklist for all Cabinet Reports

Issue: **Sale of Land - Suffolk Road South**
 Meeting Date: **n/a Cabinet Member Decision**
 Accountable Manager: **Gary Platt**
 Impact Assessor: **Jo Rust ☎ 01202 454600 ✉ jo.rust@bournemouth.gov.uk**

Key	
+	Balance of positive Impacts
?	Balanced or unclear impacts
-	Balance of negative impacts
n/a	Not applicable

Impact Criteria	Impact	Comments
Natural resources impact on use of natural resources - for example energy, water, raw materials	?	Impact depends on future use of land.
Quality of environment contribution to safe and supportive environments for living, recreation and working	?/+	Selling the land to the adjoining hotel will ensure that the current business operation can continue. This contributes to the tourism sector and provides employment opportunities.
Bio-diversity protects and improves wildlife and habitats	?	Impact depends on future use of land.
Waste and pollution effects on air, land and water from waste and emissions	?	Impact depends on future use of land.
Council Priority and Objectives for Improving our Environment: <ul style="list-style-type: none"> • Reduce traffic congestion • Improve streetscene • Improve recycling & energy management • Respond to climate change • Improve quality of existing space 	?	Impact depends on future use of land.

Please complete and save your checklist, and email a copy to Lee Green, Environment Strategy & Sustainability Manager @ lee.green@bournemouth.gov.uk