

Allerdale Borough Council

Delegated Authority Report – 11th May 2017

**Disposal of Central Toilet Block, Keswick**

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<b>The Reason for the Decision</b>	The Head of Economic Growth is asked to note the additional details relating to this disposal.
<b>Summary of options considered</b>	<ol style="list-style-type: none"><li>1. Note the additional details to the original report of 16<sup>th</sup> October 2015 which approved the decision to sell.</li><li>2. Members note the further information on the income from the first floor of the property</li></ol>
<b>Recommendations</b>	Note the additional details to the original report of 16th October 2015 which approved the decision to sell by auction to ensure best consideration is achieved.
<b>Financial / Resource Implications</b>	The toilets are closed and the sale should bring in a capital receipt in the region of £50,000 to £75,000
<b>Legal / Governance Implications</b>	Section 123 of the Local Government Act 1972 provides that a local authority may dispose of land on such terms and conditions as it thinks fit and that in so doing it shall secure the best consideration reasonably obtainable. The Estate Manager confirms that this disposal complies with the above legislation
<b>Health and Safety and Risk Management Implications</b>	N/A
<b>Equality Duty considered / Impact Assessment completed</b>	N/A
<b>Wards Affected</b>	Keswick
<b>The contribution this decision would make to the Council's priorities</b>	Creating a Sustainable Business – Identifying surplus assets and achieving best consideration.
<b>Is this a Key Decision</b>	No

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**Portfolio Holder**

Councillor Barbara Cannon / Councillor Mark Fryer

**Lead Officer**

Peter Knapton, Estate Manager  
01900 702755. peter.knapton@allerdale.gov.uk

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**Report Implications (Please delete where applicable).**

Community Safety	N	Employment (external to the Council)	N
Financial	Y	Employment (internal)	N
Legal	N	Partnership	N
Social Inclusion	N	Asset Management	Y
Equality Duty	N	Health and Safety	N

Background papers: Original report dated 16<sup>th</sup> December 2015

**1.0 Introduction**

- 1.1 A delegated executive report was approved on 16<sup>th</sup> December 2015 (report attached) to transfer and dispose of three toilets in Keswick. One of the toilets in question was Central Car Park toilet block, Keswick and the decision was made to dispose of this on the open market.

**2.0 Content**

- 2.1 The Central Car Park Toilets include a first floor which is currently let under a 99 year lease from 20/11/2000 for a rent of £3290pa. In addition there is an annual licence for a fire escape which produces £100pa.
- 2.2 Whilst the original report approved the disposal of this property the details of the tenancy was not included so this report provides this further information

**3.0 Alternative Option**

- 3.1 The decision to dispose of this property has already been made this report is to provide further information on the income from the property so there is no other alternative option other than to dispose.

**4.0 Finance/Resource Implications**

- 4.1 The disposal of this toilet will bring in a capital receipt of between £50,000 to £75,000

**5.0 Legal Implications and Risks**

5.1 Section 123 of the Local Government Act 1972 provides that a local authority may dispose of land on such terms and conditions as it thinks fit and that in so doing it shall secure the best consideration reasonably obtainable. The Estate Manager confirms that this disposal complies with the above legislation.

**6.0 Recommendations**

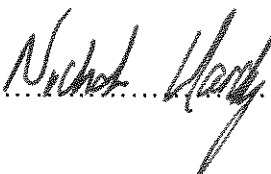
61 Members note the additional information in respect of the income attributable to the first floor of this property and re-affirm the original decision to dispose of this property,.

**7.0 Conclusion**

7.1 The Head of Economic Growth is asked to approve the disposal of the property for the reasons explained above.

Peter Knapton, Estate Manager

Approved by Head of Economic Growth (Delegated Decision) following consultation with Portfolio Holder, Executive and Senior Management Team

Signed: .....  ..... Date: ..... 19/5/17 .....