

TEWKESBURY BOROUGH COUNCIL

**Separate Minutes of a Meeting of the Executive Committee held at the Council
Offices, Gloucester Road, Tewkesbury on Wednesday, 26 April 2017
commencing at 2:00 pm**

Present:

Chair	Councillor R J E Vines
Vice Chair	Councillor D J Waters

and Councillors:

R E Allen, Mrs K J Berry, R A Bird, D M M Davies, M Dean, Mrs E J MacTiernan and
J R Mason

CON.64 SEPARATE BUSINESS

64.1 Following the resolution contained in Paragraph EX.99.1 of the ordinary Minutes of the present meeting, separate business was transacted as recorded in Paragraphs CON. 65 – 67 hereunder.

CON.65 SEPARATE MINUTES

65.1 The separate Minutes of the meeting held on 1 February 2016, copies of which had been circulated, were approved as a correct record and signed by the Chair.

CON.66 DISPOSAL OF GARAGE SITE

66.1 The report of the Head of Finance and Asset Management, circulated at Pages No. 223-228, asked Members to consider the sale of a garage site at Margaret Road, Prior's Park as it served no service requirement for the Council, suffered from anti-social behaviour and was surplus to requirements.

66.2 The Head of Finance and Asset Management explained that the proposed asset disposal was a garage site that formerly comprised 24 units which had been excluded from the transfer to Severn Vale Housing Society in April 1998 but had been included as part of the retained garage site management agreement which had accompanied the main Large Scale Voluntary Transfer Agreement. Although the garages themselves had been demolished, and the site cleared, the garage terraces remained but were in poor condition and nearing the end of their economic life. The location of the former garage site was conducive to anti-social behaviour and flytipping with the Council receiving complaints about activities taking place on the site and expending resources to maintain it.

66.3 The site, which was just over half an acre, could incorporate a development of up to six units and it was suggested that the Council obtain advice to understand whether the value could be maximised by the undertaking of site surveys and obtaining outline planning permission, or whether it would be in its best interests to sell the land on the open market. To assist with the decision to dispose of the site, an independent valuation had been commissioned which concluded that the market value of the site was £225,000 on the special assumption that the property was developed for residential use. There had been some interest from a number of small local builders so it was suggested that the land be taken to the market to see

what its true value was.

66.4 It was felt that the proposal would provide additional, much needed housing, would mitigate the future need to deal with anti-social behaviour in the area and would provide the Council with a receipt to be used for other assets within the Borough. Local Members had been consulted and were supportive of the disposal.

66.5 Accordingly, it was

RESOLVED

1. That the Head of Finance and Asset Management takes such steps as he considers reasonably necessary to secure the sale, at best consideration, of the former garage site at Margaret Road, Tewkesbury, as outlined on the plan appended to the report, upon terms recommended by an appropriately qualified and experienced valuer.
2. That the Borough Solicitor be authorised, in consultation with the Head of Finance and Asset Management, to prepare the necessary legal documentation for the disposal of the asset on behalf of the Council upon the terms agreed by the Head of Finance and Asset Management and other such terms as she considers reasonably necessary or desirable.

CON.67 OPTIONS APPRAISAL - LAND OFF POST OFFICE LANE, TEWKESBURY

67.1 The report of the Head of Finance and Asset Management, circulated at Pages No. 229-233, asked Members to consider the options and agree to the disposal of the Gazebo building, and adjacent courtyard area, off Post Office Lane, Tewkesbury by appointing a property agent to promote a sale of the premises on the open market.

67.2 The Head of Finance and Asset Management explained that the building and courtyard had been purchased with a larger area of land in 1988 as part of the improvement of the Back of Avon scheme. The majority of the site had been sold in February 2000 to a property developer leaving the Gazebo building and small courtyard area with no vehicular access in the Borough Council's ownership. The Grade II Listed building was in a poor state of repair as it had been vacant for in excess of 30 years and a sale would not only generate a much needed capital receipt for the authority but would also relieve its responsibility of potential excessive maintenance and upkeep costs.

67.3 The single storey building comprised of an internal floor area of 15.81sqm and neighboured the River Avon and the newly completed Riverside Walk. It had a door and a window but no services and over the years had been used for storage for the Water Festival etc. Officers had been approached by a few interested parties about the potential for purchase and an independent valuation had suggested an open market value of between £10,000 to £15,000. It was felt that the property was not viable for rental as this would involve significant upfront costs, not least for maintenance and putting in services, as such, it was suggested that disposal of the property would be the best course of action.

67.4 Accordingly, it was

RESOLVED

1. That the Head of Finance and Asset Management takes such steps as he considers reasonably necessary to secure the sale, at best consideration, of the premises known as The Gazebo, as outlined on the plan appended to the report, upon terms recommended by an appropriately qualified and experienced valuer.
2. That the Borough Solicitor be authorised to conclude such documents as she considers reasonably necessary to reflect

the terms so recommended.

The meeting closed as recorded in the ordinary Minutes.

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