

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO COMMUNITY COMMITTEE

Agenda Item No.

meeting date: 2 SEPTEMBER 2014  
title: UPDATE ON DISPOSAL OF FORMER TOILET FACILITIES  
submitted by: DIRECTOR OF COMMUNITY SERVICES  
principal author: TERRY LONGDEN - HEAD OF ENGINEERING SERVICES

## 1 PURPOSE

- 1.1 To update members on the progress with the disposal of the former toilet facilities at Waddington, Newton and Mellor.
- 1.2 Relevance to the Council's ambitions and priorities
  - Corporate Priorities - To be a well managed Council, providing efficient services based on identified customer needs
  - To sustain a strong and prosperous Ribble Valley, encompassing our objective to encourage economic development throughout the borough with a specific focus on tourism

## 2 BACKGROUND

- 2.1 The Policy & Finance Committee of the 29 January 2013 authorised the Director of Community Services in consultation with the Corporate Management Team to dispose of the sets of closed toilets at Newton, Waddington and Mellor (P&F minute number 635).
- 2.2 It was reported to this meeting, and the earlier meeting of the Community Services Committee, that the disposal of these 3 sites may generate a one off capital receipt of up to £60,000
- 2.3 The sites were subsequently placed for marketing through a land and property agents at terms of 1.5% of the sale price.

## 3 ISSUES

- 3.1 The Corporate Management Team subsequently approved the sale of the facilities at Waddington and Newton to the highest bidders. These sales have now been completed generating receipts of £27,750 and £20,000 respectively.
- 3.2 The facility at Mellor is the subject of a restrictive covenant which restricts the Council from using the premises or land for other than use as a public convenience. Whilst this covenant may not be enforceable against a subsequent owner of the land, it has caused some difficulties with the disposal of the site; earlier proposed sales did not progress as a result of the potential restrictions. The sale of the premises at £20,000 to a further prospective purchaser, who is fully aware of the potential implications of the restrictive covenant, has subsequently been approved by the Corporate Management Team. The sale is not yet contractually committed but the exchange of relevant information prior to sale is progressing. The Head of Engineering Services will up date committee with any further progress

5 CONCLUSIONS

- 5.1 Two of the sites have been disposed of generating £47,033 (gross income less 1.5% fee) and the sale for the third site at £20,000 is progressing. If the sale is completed at this sum the income predictions will be exceeded.

TERRY LONGDEN  
HEAD OF ENGINEERING SERVICES

JOHN HEAP  
DIRECTOR OF COMMUNITY SERVICES

List of Background papers:-

- Policy & Finance Committee 29 January 2013(min 635)
- Community Services Committee 15 January 2013 (min 558)
- Policy & Finance Committee 20 November 2012(min 463)
- Community Services Committee 6 November 2012 (min 406)
- District Valuer's Sites Appraisal 13 June 2012
- Community Services Committee 12 January 2012 (Min No. 612)
- Policy & Finance Committee 22 November 2011 (Min No.526)
- Community Services Committee 8 November 2011 (Min No. 438)
- Community Services Committee 13 September 2011 (Min No. 327)

For further information please ask for Terry Longden, extension 4523.

Ref TL-/CSC020914