

Chichester District Council

CABINET

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Disposal of Land for New RNLI Station, Selsey

1. Contacts

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2. Recommendations

- 2.1. **That the disposal of the land at Kingsway, Selsey, be authorised on the terms as set out in the recommendation below under paragraphs 6.1 to 6.3.**
- 2.2. **In the event that any terms require further negotiation, the Head of Commercial Services be authorised to agree the final terms of sale.**

3. Background

- 3.1. The Council has leased to the RNLI a parcel of land at Kingsway, Selsey, shown edged red on drawing no. 4970 (Appendix 1) since August 2011 for boat storage at the rent outlined in Appendix 2. The site, which measures approximately 630 sqm, consists of scrub land and is surrounded by a chain link fence. The land was previously let to a boat club for use as a boat compound.
- 3.2. The RNLI has made a bid to acquire the land for use with adjoining land, already in RNLI ownership, to construct a new lifeboat station. The station would include two boat stores, a small retail outlet (approximately 30 sqm), changing facilities for RNLI crew, a crew room, office space, engagement space and toilet facilities which would be available to all members of the public.
- 3.3. The Council has been seeking to identify more efficient ways to provide public conveniences within the District and the inclusion of toilets for public use within the RNLI's proposed scheme would provide for the closure of the Council's adjacent public conveniences at Kingsway. The current annual cost in running these conveniences is outlined in Appendix 2.

4. Outcomes to be achieved

- 4.1. A sale of the land to the RNLI would realise a capital receipt from the site and revenue savings amounting to £21,500 from the closure of the existing public convenience.
- 4.2. It may be possible to provide boat storage for club or public use in another location at East Beach or Kingsway.
- 4.3. The sale will facilitate a new RNLI facility with associated public benefit.
- 4.4. The Council's public conveniences would be closed once the new lifeboat station has been opened and could be marketed for an alternative use. These premises could be of interest to local divers or fishermen who are seeking accommodation for changing and shower facilities.

5. Proposal

- 5.1. It is proposed that the Council disposes of this parcel of land at Kingsway, Selsey, conditional upon planning permission being granted, to the RNLI for the sum set out in the Exempt Appendix 2.
- 5.2. The RNLI would be required to provide toilet facilities to members of the public in accordance with the opening times of the existing public conveniences at Kingsway.
- 5.3. The RNLI would be responsible for negotiating the release of the restrictive covenants affecting the site and for taking out any necessary indemnity insurance in this regard.

6. Alternatives that have been considered

- 6.1. Do nothing – the Council would be likely to continue to receive the income from the boat storage compound from either the RNLI or other local people but would continue to bear the cost of providing a public convenience in this area, unless it were closed without re-provision.
- 6.2. Offer the site to the open market - it is unlikely that planning permission would be forthcoming for an alternative use given the location of this site. Also an alternative use would be unlikely to include a public convenience facility and may be less satisfactory to the covenant beneficiary.
- 6.3. The above alternative options would also prevent the RNLI from achieving its new lifeboat station in the form currently proposed and the associated link public benefits from such a facility.

7. Resource and legal implications

- 7.1. The RNLI currently occupies this site under a lease dated 6 February 2015, which is due to expire on 31 December 2016. This lease would fall away on a sale of the site to the RNLI. Conveyancing work would need to be undertaken but this could be dealt with by the Council's Legal Service.

7.2. The land is subject to covenants which restrict its use to amenity purposes. The beneficiaries of those covenants have confirmed that the land may be used for a lifeboat station and the parties are in the process of arranging for this to be sufficiently documented.

8. Consultation

8.1. Internal consultations have taken place and the proposal has the support of officers. The Council's Contracts Manager has confirmed that it would be acceptable for public convenience facilities to be located in the RNLI station and further discussions with the RNLI are underway to agree the detail.

9. Community impact and corporate risks

9.1. As the RNLI will continue to provide conveniences for use by the public, albeit most specifically aimed at visitors to its premises, there will be no loss of amenity to the public from the closure of the nearby Council run public conveniences.

9.2. There is a risk that the toilet facilities made available to members of the public in the new lifeboat station would not be maintained to the same standard as the existing public conveniences or may in some other way be inadequate. However, the majority of users of the public conveniences will be visitors to the lifeboat station and the RNLI is a well-known charitable body so it could reasonably be assumed that they would be maintained to a satisfactory standard.

9.3. The RNLI is aware of the existence of the restrictive covenants and has agreed the purchase price with the knowledge of these.

10. Other Implications

Crime & Disorder:	N/A
Climate Change:	None
Human Rights and Equality Impact:	None
Safeguarding:	None

11. Appendices

12.1 Appendix 1 – Plan of Site Location

12.2 Appendix 2 - Additional Financial Information to Accompany Part 1 Report (Part 2 – Not for Publication)

12. Background Papers

12.1. None