

Meeting of:	Cabinet
Date of Meeting:	Thursday, 14 December 2023
Relevant Scrutiny Committee:	Environment and Regeneration
Report Title:	Disposal of Former Toilet Block at Llantwit Major Beach
Purpose of Report:	To seek Cabinet approval to declare a non-operational former Toilet Block, together with associated land, located near the beach at Llantwit Major surplus to Council requirements. That subject to the Toilet Block being declared surplus the site be marketed with the option of a 25 year lease available to interested parties.
Report Owner:	Cabinet Member for Neighbourhood and Building Services
Responsible Officer:	Miles Punter, Director of Environmental and Housing
Elected Member and Officer Consultation:	<p>Legal - Committee Reports</p> <p>Head of Finance</p> <p>Head of Regeneration and Planning</p> <p>Operational Manager, Property</p> <p>Operational Manager, Neighbourhood Services</p> <p>Operational Manager, Regeneration</p> <p>The local ward Members have been consulted</p>
Policy Framework:	This report is a matter for Executive decision by Cabinet

Executive Summary:

- An enquiry has been received regarding an old Toilet Block building located close to the coast at Llantwit Major beach.
- The proposal would see the area used for both commercial and community benefit.
- The Council has no use for site and therefore the opportunity to market the site could result in additional services being provided that are beneficial to both the local population and visitors to the area.
- It is therefore proposed to market the facility knowing there is likely to be at least one interested party.

Recommendations

1. That the unused former Toilet Block at Llantwit Major beach be declared surplus to the requirements of the Directorate of Environmental and Housing Services.
2. That the site be marketed with the opportunity of a lease up to a maximum of 25 years.
3. That the criteria for evaluating any expressions of interest in this site be structured to reflect both price and community benefit.
4. That any expressions of interest in this site be reported to Cabinet for a final decision on leasing the site.

Reasons for Recommendations

1. To allow the site to be advertised for alternative uses and to eliminate any Council costs associated with maintaining the site.
2. To seek expressions of interest in using the site for alternative purposes.
3. To ensure any future use of the site benefits the community.
4. To ensure any decisions regarding the future of this site are taken appropriately.

1. Background

- 1.1 The Council has been contacted by an interested party in relation to the possibility of acquiring an unused former Toilet Block close to Llantwit Major Beach for use as both a commercial and community space. A plan showing the area is attached at Appendix 'A'.
- 1.2 Consideration regarding leasing this building has not been contemplated previously given the condition of the building, difficult access and its remote location.

2. Key Issues for Consideration

- 2.1 The Directorate of Environmental and Housing Services has no future use or plans for the site and, would therefore be in favour of it being put to alternative use. Whilst in favour of disposal the Directorate would be keen that the Council retains the freehold of the site given that it is on the Heritage Coast.
- 2.2 The enquiry received in relation to this site would seem to be both in the public interest and the Council's interest as it would see the building benefit the community whilst reducing any Council liability.
- 2.3 However, it is recommended, in accordance with Council policy, that the site be marketed for expressions of interest to ensure that the Council has an opportunity to see if there is any further interest in this site. It is further recommended that an offer of a 25 year lease be included in the marketing of the site to allow any prospective tenderer to have access to potential grants to

improve the site. Any planning permissions and access requirements necessary as part of any proposals would be the responsibility of the tenderer and would be at their own risk.

- 2.4 In evaluating any potential expressions of interest, it is also recommended that equal priority be given to community benefit given its location as well as a financial return.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1 LONG TERM - Better use of land should be achieved by this proposal which also reduces the Council's land maintenance costs.
- 3.2 PREVENTION - By disposing of this site it should have a positive impact on crime and disorder by reducing the opportunities for vandalism, fly-tipping and litter dropping.
- 3.3 COLLABORATION - By working with colleagues in Property Services and Legal to sell this land it will result in the Council obtaining the best future community use of the site.
- 3.4 INTEGRATION - The integration of public land into the community will serve to free up time spent on management of the areas.

INVOLVEMENT - Opportunities will increase for members of the community to make better use of surplus land. There should also be the opportunity to increase the well-being of residents involved.

4. Climate Change and Nature Implications

- 4.1 The potential positive or negative impact on climate change and nature implications will form part of the criteria in evaluating any expressions of interest.
- 4.2 Any new leases that the Council enters into require the tenant to comply with a range of "green lease" requirements such as not to sell or use single use plastics.

5. Resources and Legal Considerations

Financial

- 5.1 There are no immediate financial implications associate with this proposed disposal and the current cost of maintain the land is negligible. Any costs associated with marketing the opportunity can be absorbed within existing budgets.
- 5.2 Any financial implications including proposed rental fees will be reported back to Cabinet at the appropriate time before a final decision is made on a preferred bidder.

Employment

5.3 There are no employment implications associated with this report.

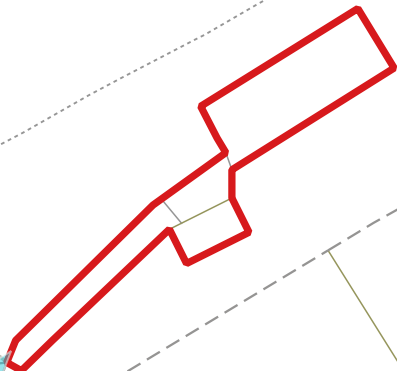
Legal (Including Equalities)

5.4 Any legal requirements or advice required regarding this proposed disposal will be subject to internal legal advice and assistance.

6. Background Papers

None.

Path (um)



Surf Lifesavers Club
Boulders

Car Park

7.0m

Slipway

Shingle

1:750

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