



CABINET

Tuesday 4 June 2019

SALE OF LAND AT SLAUGHDEN, ALDEBURGH

EXECUTIVE SUMMARY

1. Slaughden Sailing Club (The Club) approached East Suffolk Council (the Council) to purchase a strip of land extending to 262 sq m (0.06 acres) at Slaughden, Aldeburgh (the Site). The Site is situated adjacent to their dinghy park and is owned freehold by the Council. The intended use of the land is for car parking.
2. Officers from Asset Management have negotiated with The Club on a “without-prejudice” and “Subject to Contract” and “Cabinet Approval” basis to agree the sale of the Site, restricted to car parking and boat storage.
3. The purpose of this report is to recommend the sale of the Site for £2,000.

Is the report Open or Exempt?	Open
-------------------------------	------

Wards Affected:	Aldeburgh & Leiston
------------------------	---------------------

Cabinet Member:	Cllr Craig Rivett – Deputy Leader & Cabinet Member with responsibility for Economic Development
------------------------	---

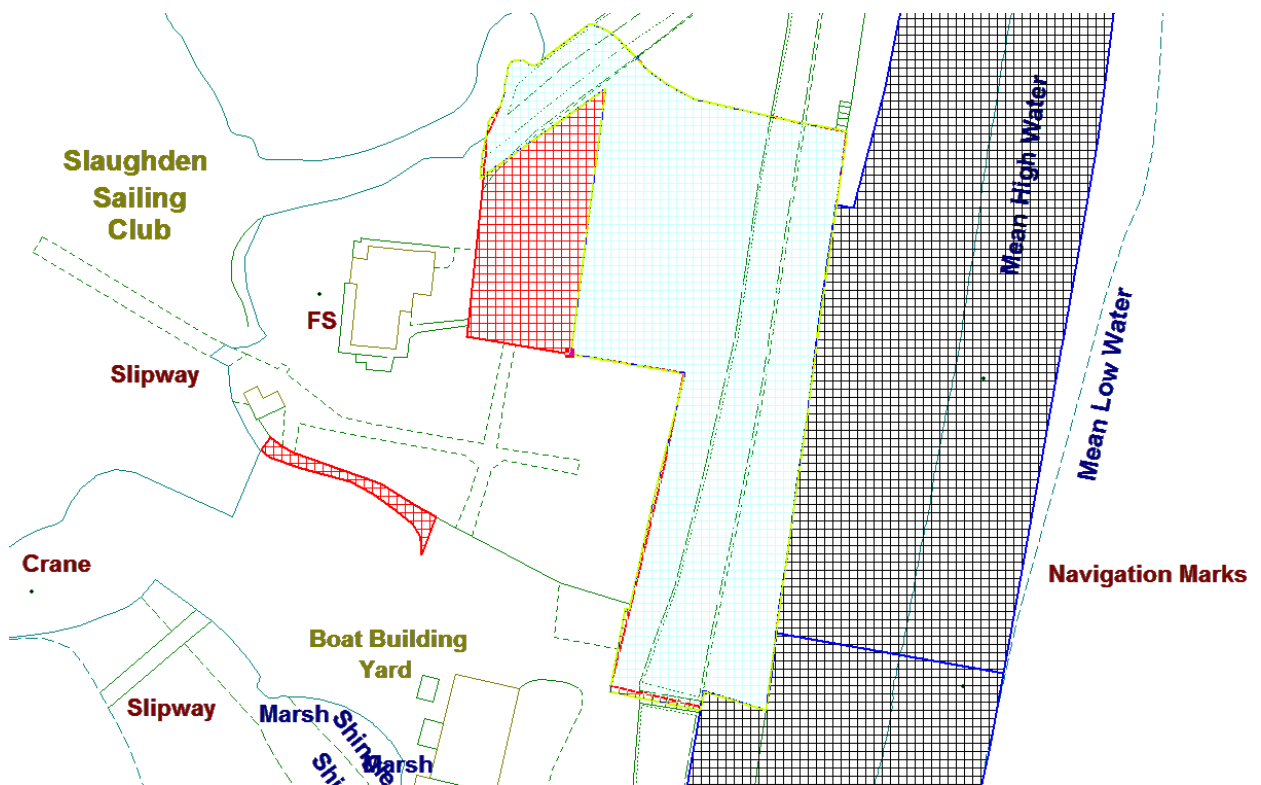
Supporting Officer:	Kathryn Hurlock Asset & Investment Manager 01502 523351 Kathryn.Hurlock@eastssuffolk.gov.uk
----------------------------	--

1 INTRODUCTION

- 1.1 The Council own the freehold of various parcels of land at Slaughden, Aldeburgh as shown edged and hatched in blue on the plan at **Appendix 1**. The majority of this land is beach together with parcels alongside the unsurfaced road known as Slaughden Road leading from the High Street to Slaughden Sailing Club ("The Club").
- 1.2 The Club have approached The Council to purchase a parcel of land in order to extend their car park and negotiations have resulted in Heads of Terms, subject to Cabinet approval, for the sale of a strip of land for a price of £2,000. The Site recommended for sale is shown outlined in red on the plan at **Appendix 2** and shown within the aerial photograph edged red at **Appendix 3**.

2 BACKGROUND

- 2.1 The Council's land ownership at Slaughden is not physically defined on the ground and is classified in planning terms as part of the Heritage Coast and an Area of Outstanding Natural Beauty.
- 2.2 The largest parcel of land within the Council's ownership in this location is an 'L' shaped parcel of land which lies adjacent to The Club and Aldeburgh Yacht Club. This land is accessed via Slaughden Road and is unsurfaced. It is used informally for parking and in the summer months has been used by motor homes informally overnight. Other than the sailing and yaching community, few appear to travel to this area on a regular basis. A plan showing the largest parcel outlined in yellow is shown below:



- 2.3 All land along Slaughden Road is within the Flood Risk Zone including both land owned by The Council and Slaughden Sailing Club. There are no other planning or environmental designations which relate to the site.
- 2.4 There is no long term strategic plan for this parcel of land however potential alternative uses may include formalised car parking. Whilst no particular uses for this land have been identified at this time, there may be potential in the longer term to incorporate this area within a wider overview of land holdings in Aldeburgh.

- 2.5 The Site proposed to be purchased by The Club forms part of this parcel and is shown at **Appendix 2** outlined in red.

3 SLAUGHDEN SAILING CLUB INFORMATION

- 3.1 Slaughden Sailing Club started approximately 30 years ago and has around 300 members. The Club draws members from the local area and has an inclusive membership policy together with comparatively low membership fees to encourage sailing and to maintain members. The Club is an active supporter of the local community with facilities offered in Aldeburgh Town Council Sports Week, taster sessions held with local schools such as Snape Primary School and encouragement for members to join the Lifeboat team in Aldeburgh. Leiston Army Cadets and Beccles Sea Cadets also use the facilities for experience in river swimming and training in the use of power boats.
- 3.2 The site of The Club was formerly within the ownership of Suffolk Coastal District Council. The Club purchased both the site of the clubhouse, erected in 2003, and a small area surrounding the property for boat storage and car parking in 2011.
- 3.3 In 2015 The Club purchased an area of additional land extending to 647 sq m (0.16 acres) for boat storage. This was approved through delegated powers in September 2015 for a price of £5,000. This land is shown edged in blue at **Appendix 2**.

4 PURCHASE OF LAND

- 4.1 The Club have expressed a wish to purchase additional land for car parking adjacent to dinghy park previously purchased from The Council. The reasons behind this requirement for parking were:
1. To ensure sufficient parking for members at the height of summer when parking requirements increase due to tourists;
 2. To ensure members can arrive and depart with boats and trailers and park to unload these throughout the year; and
 3. To retain members who may be deterred by the lack of parking.
- 4.2 The Club entered into negotiations with Asset Management to determine a suitable solution to car parking. The Club wished to purchase a larger area than shown in **Appendix 2** however due to the uncertainty around the longer term use of the land owned by the Council, the proposal was reduced to a 5.5 metre strip which runs adjacent to their existing dinghy park. The Site is sufficient in size (262 sq m / 0.06 acres) to accommodate 15 cars and would be accessed via existing access rights to their property.
- 4.3 The purchase price has been calculated on a similar basis to the parcel previously sold to The Club in 2015. A rate of £133 per parking space has been applied to the land which also translates as £7.63 per sq m or £33,000 per acre.
- 4.4 The value of the land is difficult to compare with market transactions as transactions of amenity land or surplus land vary depending upon the size, location and use. There is no comparable evidence for land of this type, size, location and use within the last 5 years. The Club can also be described as a “special purchaser” and would therefore pay a small premium for the land. A special purchaser is defined by the RICS as “A particular buyer for whom a particular asset has a *special value* because of advantages arising from its ownership that would not be available to other buyers in a market.”

- 4.5 Taking all the factors into consideration relating to value, the proposed purchase price of £2,000 for The Site is comparable to the parcel previously sold to The Club.
- 4.6 The Heads of Terms propose to limit the use of land for car parking and dinghy parking.

5 HOW DOES THIS RELATE TO THE EAST SUFFOLK BUSINESS PLAN?

- 5.1 Within the East Suffolk Business Plan, the Council aspires to enable communities and achieve economic growth within the District. The Council is keen to consider opportunities that enable the Council to shape communities through the long term economic growth of an area. The sale of The Site to Slaughden Sailing Club will assist with the retention of members which is key to ensuring the longevity of the Club. The Club is an active supporter of the local economy and therefore would help deliver one of the critical success factors in the East Suffolk Business Plan:

- Economic Development & Tourism – creating a strong, sustainable and dynamic local economy.

6 FINANCIAL AND GOVERNANCE IMPLICATIONS

- 6.1 The Site is within the ownership of East Suffolk Councils and forms part of a larger parcel of land which has a de minimus value recorded for accounting purposes. The land is not surfaced and therefore is not actively managed or regularly maintained. Therefore there is no specific maintenance cost relating to The Site.
- 6.2 The sale of the sale would produce a small receipt to The Council.

7 OTHER KEY ISSUES

- 7.1 The car park is not subject to a Parking Order at the moment and there are no plans to charge at this location. However, should the Council decide to charge for parking in this area, the removal of the subject land should have little impact on revenue income due to its size and the overall frequency of the site being used by the general public.
- 7.2 This report has been prepared having taken into account the results of an Equality Impact Assessment and there are no issues to report.

8 OTHER OPTIONS CONSIDERED

- 8.1 An alternative proposal to lease the land to The Club was suggested by Officers however this was not supported by The Club.
- 8.2 It would be possible to retain the land in Council ownership to safeguard any future proposals, however, there is no certainty as to the longer term alternative use of this site.

RECOMMENDATION

That the sale of the Site to Slaughden Sailing Club for a sum of £2,000 be approved.

APPENDICES

Appendix 1	Land ownership in Slaughden
Appendix 2	Site Plan
Appendix 3	Aerial Plan

