

Decision Maker: EXECUTIVE AND RESOURCES POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Date: Wednesday 6 January 2016

Decision Type: Non-Urgent Executive Non-Key

Title: GARAGE AT GODDINGTON PARK, GODDINGTON LANE, ORPINGTON

Contact Officer: Paul Cahalan, Valuer
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Chief Officer: Director of Regeneration & Transformation

Ward: Orpington;

1. Reason for report

This report seeks authority to sell this property.

2. RECOMMENDATION(S)

2.1 The Executive and Resources Policy Development and Scrutiny Committee is requested to consider the proposed decision of the Resources Portfolio Holder and

2.2 The Resources Portfolio Holder is recommended to declare the garage at Goddington Park, Goddington Lane, Orpington surplus to Council requirements and to agree to it being sold to the owner of the adjacent property.

Corporate Policy

1. Policy Status: Existing Policy: Maximising the Council's assets
 2. BBB Priority: Excellent Council:
-

Financial

1. Cost of proposal: No Cost: The sale of this property will generate a capital receipt
 2. Ongoing costs: Not Applicable:
 3. Budget head/performance centre: N/A
 4. Total current budget for this head: £
 5. Source of funding:
-

Staff

1. Number of staff (current and additional):
 2. If from existing staff resources, number of staff hours:
-

Legal

1. Legal Requirement: Statutory Requirement: S123 of the 1972 Local Government Act
 2. Call-in: Applicable:
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected):
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors comments: Any comments received will be reported at the meeting.

3. COMMENTARY

- 3.1 The garage at Goddington Park in Orpington is of a brick construction, with a sloped, corrugated roof, and an up-and-over metal door. Its location can be seen on the attached map.
- 3.2 It was previously used by Orpington Football Club for storage purposes, but since they completed the refurbishment of the nearby pavilion building, and moved their equipment to that facility, it has been empty.
- 3.3 The owner of the Lodge at the park entrance has asked if the garage is for sale. His intention would be to block up the existing out-facing door and create a new opening at the other end so that he may access the garage directly from his own property.
- 3.4 An enquiry was previously received from Orpington Parkrun, who wanted to use the garage for storage purposes, but at the time Orpington FC still had some items inside.
- 3.5 Apart from the Lodge, the garage is not overlooked by nearby properties, and is vulnerable to vandalism. The up-and-over door has been broken, but this has now been secured to prevent unauthorized access.
- 3.6 The Council has no other use for this building and it is anticipated that it will continue to be at risk from vandalism while it remains unused.
- 3.7 It is recommended that the garage be declared surplus and sold to the owner of the Lodge.

4. POLICY IMPLICATIONS

- 4.1 The Council's aims include being an authority which manages its assets well.

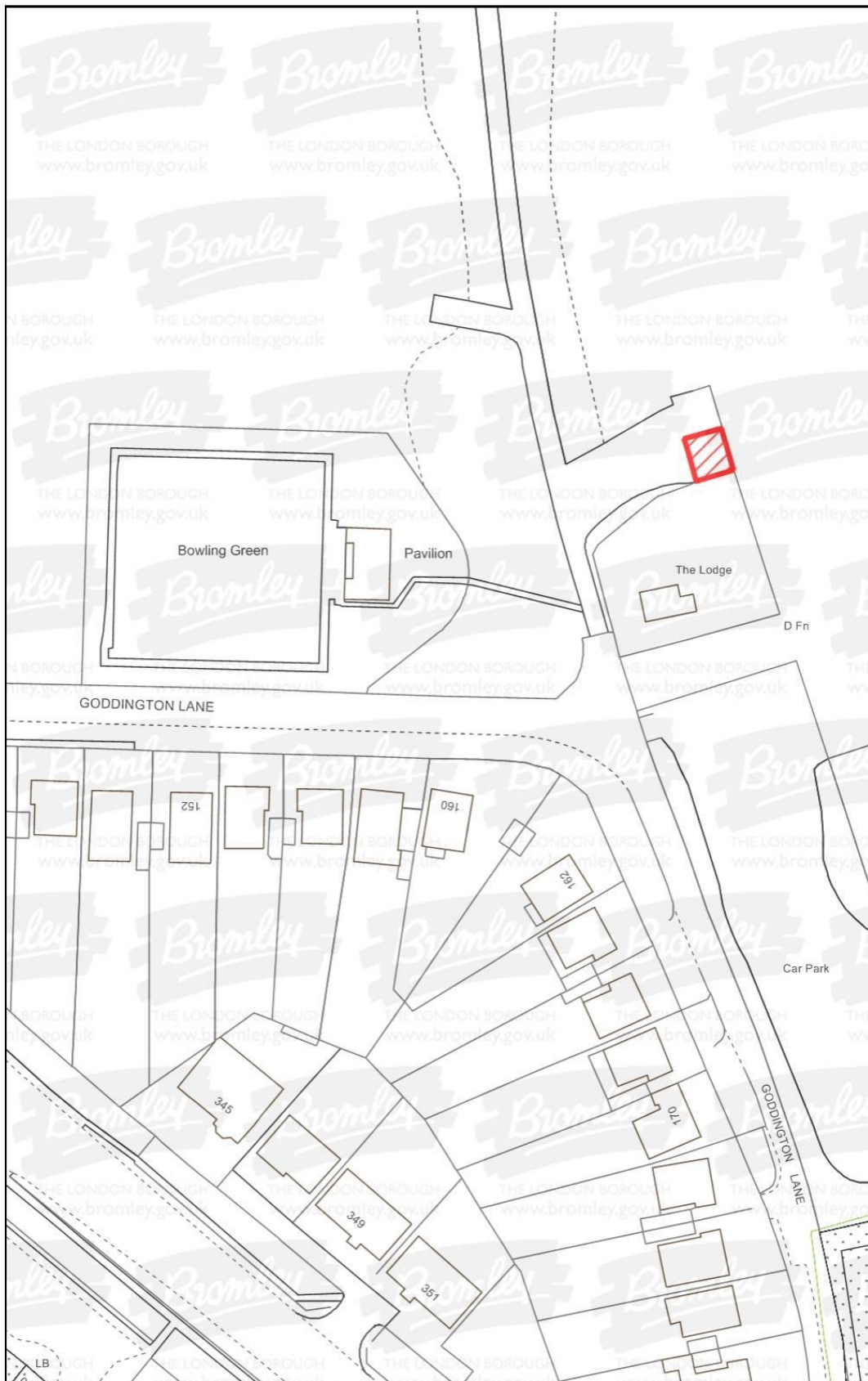
5. FINANCIAL IMPLICATIONS

- 5.1 The sale of this property will generate a capital receipt.

6. LEGAL IMPLICATIONS

- 6.1 If the property is sold, S123 of the 1972 Local Government Act will apply. This requires a local authority to secure the best consideration reasonably obtainable when disposing of land (other than on a lease of 7 years or less) unless it has the benefit of an express or general consent of the Secretary of State.

Non-Applicable Sections:	Personnel Implications
Background Documents: (Access via Contact Officer)	Part 2 report



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