



Operational Officer Decision Record

Where the decision has a financial value of between £100k - £350k and does not have a **significant** impact on two or more wards

1. Subject and details of the matter (to include reasons for the decision and detail of any previous cabinet decision)

Proposed freehold sale of 42-43 Alexandra Road, Cleethorpes, North East Lincolnshire, DN35 8LE

The Council owns the Freehold interest of 42-43 Alexandra Road which comprises a Grade II listed Victorian mid-terraced double fronted retail property currently used as a café together with residential accommodation on the upper floors. The part of the property operating as a café is let under the terms of a 5-year lease from 1st November 2021 and the current rent is £17,000 per annum. There are also four separate long leases for the upper floor residential accommodation, which are all let at a fixed rent of £10 per annum. Full details of the property and tenure is included in the marketing brochure in Appendix One.

The ground floor of the building was previously occupied by the Council as the Tourist Information Centre and is now surplus to the Council's operational requirements. The property was included in a list of properties being considered for disposal in a report approved by Cabinet on 8th March 2023 – Ref CB.121 – Property and Land Disposals.

The property is being marketed for sale by the Council's agents - PPH Commercial. A sale was previously agreed, although the buyer withdrew in July 2024 and the property has remained on the market since. A further offer has recently been received, the details of which are included in Closed Confidential Appendix Two. The

recommendation is to accept the offer and proceed with the proposed sale based on the terms in the closed confidential appendix.

A programme of restoration works will shortly be commencing for several of the Victorian balconies to the properties on Alexandra Road. These works are being undertaken as part of the Cleethorpes Townscape Heritage project which is part funded by the National Lottery Heritage Fund. Listed Building Consent and full planning permission has been obtained for the project. Accordingly, the sale will be subject to reserved rights of access throughout the period of the restoration works.

The tenants have all been notified of the intention to sell prior to marketing and are aware that the sale does not affect the terms of the lease agreements.

2. Decision being taken

That the Executive Director Place and Resources in consultation with the Portfolio Holder for Finance, Resources and Assets, settle all terms and ensure that all necessary actions are carried out to complete the freehold disposal.

That the Assistant Director of Law and Governance (Monitoring Officer) be authorised to complete and execute all requisite legal documentation in relation to the matters outlined above.

3. Anticipated outcome(s)/benefits

By selling the Freehold interest, the Council will benefit from a capital receipt which has been negotiated following open marketing of the property and is therefore considered to represent the market value of the property.

The property has been openly marketed, therefore by accepting the offer, the Council would be able to demonstrate that it has obtained the best consideration reasonably obtainable in accordance with S.123 of the Local Government Act 1972.

4. Details of any alternative options considered and rejected by the officer when making the decision

Retain the Freehold:

The Council could retain the Freehold and continue to receive the annual rent, although there is a risk of voids at the end of the term. Whilst retained ownership would

provide the Council with a rental income, it would forego a potential capital receipt and there is a risk in retaining the repairing liability going forward.

5. Background documents considered (web link to be included or copies of documents for publishing)

N/A

6. Does the taking of the decision include consideration of Exempt information? If yes, specify the relevant paragraph of Schedule 12A and the reasons

Yes. The information in closed confidential appendix two is exempt information within paragraph 3 Schedule 12A to the Local Government Act 1972 (as amended).

7. Details of any conflict of interest declared by any Cabinet Member who was consulted by the officer which relates to the decision (in respect of any declared conflict of interest, please provide a note of dispensation granted by the Council's Chief Executive)

No conflicts declared.

8. Monitoring Officer Comments (Monitoring Officer or nominee)

The decision is consistent with the will of Cabinet. It is an operational decision and within the Constitutional remit of the named Director and Portfolio Holder.

9. Section 151 Officer Comments (Deputy S151 Officer or nominee)

The sale of the property will generate a capital receipt that can be invested into the Council's Capital Programme or utilised for transformational activities through the Flexible use of Capital Receipts Policy. Although the sale will result in no future rental income for the Council, there will also be no ongoing revenue liabilities once the property is sold.

10. Human Resource Comments (Head of People and Culture or nominee)

There are no direct HR implications arising from the contents of this report.

11. Risk Assessment (in accordance with the Report Writing Guide)

The risk to the Council in progressing with a freehold disposal to the preferred bidder is considered minimal. The Council has received assurance that funds are in place to acquire the Site.

Following completion of the sale, all future risks and obligations associated with ownership of the property, will be passed to and remain with the purchaser.

There are no identifiable environmental sustainability implications.

12. If the decision links to a previous one taken by Cabinet, has the Cabinet Tracker been updated?

Not applicable.

15. Decision Maker:

Name: Sharon Wroot

Title: Executive Director Place and
Resources

Signed: REDACTED

Dated: 7th February 2025

**16. Consultation carried out with
Portfolio Holder:**

Name: Cllr Stephen Harness

Title: Portfolio Holder for Finance,
Resources and Assets

Signed: REDACTED

Dated:

07/02/25