

COMMITTEE:	Cabinet
DATE:	7 November 2002
SUBJECT:	Manor Gardens Cottage, Manor Gardens
REPORT OF:	Director of Tourism and Leisure and Director of Finance and Corporate Services
Ward:	Upperton
Purpose:	To authorise the sale of Manor Gardens Cottage
Contact:	Mike Reid, Estates Manager, Town Hall, Grove Road, Eastbourne (Tel (01323) 415264 (mornings))
Recommendations:	That the sale of Manor Gardens Cottage be approved in principle.

1.0	Background
1.1	The Borough Council has resolved to develop a new cultural building in Devonshire Park (the Cultural Hub). This will involve the relocation of the Towner Art Gallery from its current building in Manor Gardens to Devonshire Park after which the Towner will be sold to help towards the Borough Council's contribution to develop the new cultural building.
1.2	The sale of the Towner will meet our full contribution towards financing the scheme.

1.3	Manor Gardens Cottage is an asset that has development potential that could contribute towards the Borough Council's wider capital strategy. In view of the need to dispose of the Towner as part of the Cultural Hub project, there is an opportunity for the Council to benefit from the development potential of the Cottage.
2.0	Manor Gardens Cottage
2.1	The Cottage is a 2 storey traditionally built 3 bedroom detached house set in the southern corner of Manor Gardens (see Appendix 1). It is adjacent to a vehicular access point on Compton Place Road. The cottage dates from the 1940s and sits within a partially fenced curtilage giving some private amenity space.
2.2	The building is owned by the Borough Council and is leased to the contractors responsible for the Parks Grounds Maintenance. The lease expires on March 2005 when it will return to the Council's control.
3.0	Consultations
3.1	A planning brief to guide development on this site will be prepared and will be referred to the Planning and Licensing Committee for consideration prior to the marketing of the site.
4.0	Financial Implications
4.1	The existing building will be returned to the Council in 2005 and the recommendation of this report is that the asset is sold. The production of a planning brief will ensure that the Council maximises its return from the sale of the property. An assessment of the actual likely sale price will need to wait until nearer the sale date.
4.2	Monies raised from the sale of this asset will be used to contribute to the Council's agreed five year capital programme. In excess of £2 million receipts are required year on year to fully fund the programme.

5.0	Environmental Implications
5.1	The property is situated in a sensitive location being in a parkland setting in the Old Town Conservation Area. The adoption of a planning brief will help ensure that the sensitivity of the environment is taken into account in the development of the site.
6.0	Other Implications
6.1	There are no detrimental implications in respect of anti-poverty, community safety and human rights.
7.0	Conclusion
7.1	The sale of this detached house will contribute to achievement of the Council's capital programme.
Mike Reid	
Estates Consultant	
Background Papers:	
The Background Papers used in compiling this report were as follows:	
'Draft Planning Briefs, Manor Gardens Cottage: November 2002	
Background Papers can be obtained from Lisa Rawlinson, Senior Planning Officer,	
Telephone: 01323 415255	

