

Meeting of:	<b>Cabinet</b>
Date of Meeting:	<b>Thursday, 10 October 2024</b>
Relevant Scrutiny Committee:	Environment and Regeneration
Report Title:	<b>Disposal of Former Toilet Block site at Llantwit Major Beach</b>
Purpose of Report:	To advise on the proposals received for alternative uses of the former Toilet Block site located at Llantwit Major Beach.
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>Operational Manager, Property</p> <p>Director of Place</p> <p>The local ward Members have also been consulted</p>
Policy Framework:	This report is a matter for Executive decision by Cabinet
Executive Summary:	<ul style="list-style-type: none"> <li>• This report details the outcome of the marketing process of the former Toilet Block site at Llantwit Major Beach agreed by Cabinet at its meeting of 14th December 2023 (Cabinet Minute C185 refers).</li> <li>• Two proposals were received and following an evaluation of both proposals by officers responsible for the site and the cross-Directorate Insight Board, neither proposal is considered appropriate.</li> <li>• This report explains the marketing and bidding process.</li> <li>• Further details of the bids received are included in a Part II report where Cabinet will be asked to take a decision on whether to progress with either of the bids.</li> </ul>

## **Recommendation**

1. That Cabinet notes the details of the marketing and bidding process for the toilet block with a view to taking a decision on the bids received via the Part II report later on this agenda.

## **Reason for Recommendation**

1. To apprise Cabinet of the marketing, bidding and decision-making processes in this case.

### **1. Background**

#### **1.1** Cabinet minute C185 resolved:

(1) T H A T the unused former toilet block at Llantwit Major beach be declared surplus to the requirements of the Directorate of Environment and Housing.

(2) T H A T the site be marketed with the opportunity of a lease up to a maximum of 25 years.

(3) T H A T the criteria for evaluating any expressions of interest in the site be structured to reflect both price and community benefit.

(4) T H A T any expressions of interest in the site be reported to Cabinet for a final decision on leasing the site.

#### Reasons for decisions

(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.

### **2. Key Issues for Consideration**

**2.1** Two proposals were received following the advertising of the opportunity.

**2.2** Both proposals failed to meet the main criteria for any development. In addition to the low rental offers made (£1,200 and £1,500 per annum respectively), the details of the proposed developments given were limited and concerns were also

expressed by the evaluation panel regarding the ability to deliver the proposed projects.

- 2.3** The evaluation panel therefore recommended rejecting both proposals for the following reasons:
- Lack of detailed plans and costings
  - Community benefits not as extensive as expected.
  - Rental offers low for a potentially valuable site.
- 2.4** The conclusions reached by the initial officer evaluation panel were subsequently presented to the internal cross directorate 'Insight Board' who supported the conclusion that neither bid was considered suitable to progress. However, it was noted that the final decision regarding these bids is the responsibility of Cabinet in accordance with minute C185.
- 2.5** Further details of the bids received are detailed in a Part II report.

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

- 3.1** The original aims of this opportunity regarding the Five Ways of Working and contribute to our Well-being Objectives were as follows:
- 3.2** LONG TERM - Better use of land should be achieved by this proposal which also reduces the Council's land maintenance costs.
- 3.3** 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.
- 3.4** COLLABORATION – The proposals would involve working with members of the public to seek to provide the most appropriate future community uses for the site. Unfortunately, it is not considered that the proposals received would achieve this.
- 3.5** INTEGRATION – The proposals have been considered by the Council's Insight Board, which includes officers from all Directorates of the Council.
- 3.6** INVOLVEMENT – The marketing and bidding process was publicly accessible to all who wished to view the process or submit a proposal. Should any of the proposals be accepted then further public consultation would follow as part of the statutory planning processes.

#### **4. Climate Change and Nature Implications**

- 4.1 The potential positive or negative impact on climate change and nature implications were part of the criteria in evaluating the expressions of interest.

#### **5. Resources and Legal Considerations**

##### **Financial**

- 5.1 The financial returns contained in the proposals were not deemed to be sufficient.

##### **Employment**

- 5.2 There are no employment implications associated with this report.

##### **Legal (Including Equalities)**

- 5.3 There will be no legal implications if the recommendation to reject the proposals is approved

#### **6. Background Papers**

None.