

## **DISPOSAL PLAN FOR MILL STREET, EAGLES COURT AND ORDERS LANE CAR PARKS, KIRKHAM**

This document has been compiled in accordance with the Council's Land Transaction Procedure rules in relation to a recommendation to Operational Management Committee to transfer ownerships of the above three car parks to Kirkham Town Council. It is a disposal plan for the sites as required by section 3 of those rules. It has been prepared by the council's Principal Estates Surveyor and sets out his recommendations as to the most appropriate method for disposing of the sites.

### **THE CAR PARKS**

Mill Street is the main car park for the town centre shopping area and provides free parking in order to support the local retailers. The property is a tarmac surfaced free car park comprising two main parking areas at different levels having a total site area of 0.6 hectares (1.5 acres). Eagles Court car park is situated a short distance to the east of Mill Street car park in an area of mixed commercial and residential uses. The property comprises an irregularly shaped site, extending to around 450 square metres (540 square yards) which is partly tarmac surfaced. Orders Lane car park is situated a short distance to the south-west of the shopping district. It also comprises an irregularly shaped site, extending to around 500 square metres (600 square yards). The site includes a utility substation to the rear.

### **TENURE**

The council owns the freehold of each of the sites.

### **BACKGROUND TO THE PROPOSED DISPOSAL**

Kirkham Town Council has formally requested that ownership of the three car parks be transferred to them because the Town Council feels 'that along with their Leisure Facilities, Parks and Open Spaces the addition of the car parks would allow the Town to be more autonomous. The transfer would also reduce Fylde Borough Council's maintenance and management costs'. Fylde Council supports the 'localism' principle that local assets can be managed more effectively for the community on a local basis and a report is to be submitted to Operational Management Committee recommending the transfer of ownership.

### **LAND TRANSACTION PROCEDURE RULES**

The council's land transaction procedure rules require and disposal of an interest in land to be offered for sale unless there are special circumstances which include disposals to "a 'partner', who would occupy the land for a purpose which would further the Council's policies or objectives."

It is considered that this exception applies to these transfers as the town council is a partner authority who will continue to operate the car parks for the benefit of the community, but on a more local basis.

### **RECOMMENDATION**

It is recommended that these assets are transferred to Kirkham Town Council without first being offered for sale in the open market.

Gary Sams

Principal Estates Surveyor

Fylde Borough Council

10 October 2016