



Community • Environment • Heritage

KETTERING TOWN COUNCIL

REPORT FOR DECISION

Item No:- 2023/034

Committee:-	Council
Date:-	12 th July 2023
Author:-	Martin Hammond, Town clerk
Report Title:-	Acquisition of Land at Wadcroft, Kettering for public toilets
Wards Affected:-	William Knibb

1. Purpose of Report

To seek approval for the terms relating to the acquisition of land at Wadcroft, for its ultimate use as a site for public toilets.

2. Recommendations

Council is recommended

- a) to approve the attached terms for the purchase of land at Wadcroft, Kettering
- b) to ask Wilson Browne to act for the Council in the purchase, at a cost of £1750

3. Information

- 3.1 The Council has sought to acquire land at Wadcroft from North Northamptonshire Council in order to construct public toilets there, to serve

the town centre. The site is shown outlined in red on the attached plan (Appendix One).

- 3.2. NNC have proposed the terms as set out in Appendix Two. The acquisition sum is £4200, and the purchase is subject to securing planning consent.
- 3.3. Wilson Browne are acting on the Council's behalf in other legal matters, and it is proposed that they act for us on this matter too. Their fees for this work would be £1750 plus disbursements, assuming there is no need for searches to be undertaken. They have pointed out a sliver of the land in actually unregistered but this should not be affected by the footprint of the actual building.
- 3.4 Members will recall that one potential supplier provided the following mock up image to show how the land could be used .



4. Consultation and Engagement

- 4.1. The issue of providing public toilets has been the subject of consultation at two annual budget consultation rounds and has found broad support, albeit with concerns expressed about the quality and security of the new facilities.
- 4.2. The Council will need to apply for planning permission, so this will involve further public consultation about the detail of the facility.

5. Finance, Legal and Resource Implications

- 5.1. The Council has £75,000 in reserves to fund the whole project and a further sum of £25,000 in this year's budget.
- 5.2. The proposed value of the land is related to its intended use – that use is somewhat *sui generis* so it is difficult to establish if the value is appropriate. Nevertheless, the cost of acquisition can be contained within the overall budget for the project.

6. Climate change implications

- 6.1. The provision of public toilets will support the town centre, and is intended to encourage more shopping and leisure visits to the town centre, which in turn will reduce the number of longer trips people make to other destinations.
- 6.2. There is a tree on the site which it is hoped can be retained. If not, some replacement planting would need to be arranged.

7. Policy Implications

The Council's policy as set out in the corporate plan is to provide free to use public toilets in town.

Background Papers

Minutes of F&G Ctte January 2022 (FC21/068)
Fee estimate from Wilson Browne