

THE EXECUTIVE

Tuesday, 18 January 2005

Agenda Item 5. Land Disposal (Pages 1 - 16)

Note: Appendix 1 to this report is private and confidential, as it contains details of terms for the disposal of land, and is appended at the back of this supplementary pack.

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THE EXECUTIVE**18 JANUARY 2005****REPORT FROM THE DIRECTOR OF REGENERATION AND ENVIRONMENT**

LAND DISPOSAL	FOR DECISION																
<p><i>This report concerns a strategic issue, namely the sale of Council property which could have a significant effect on one or more Wards is, therefore, the decision is reserved to the Executive.</i></p>																	
<p>Summary</p>																	
<p>The disposal of property as part of a programmed disposal approach to identifying and re-using surplus and under utilised land and property will result in a Capital receipt which in turn can fund the Council's Capital Programme.</p>																	
<p>This report therefore seeks authority to dispose of the freehold interests of the property assets identified in the report and to remove one property from the Land Disposal Programme.</p>																	
<p>Wards Affected</p>																	
<p>Abbey, Albion, Becontree, Eastbury, Heath, Parsloes, Mayesbrook and Village Ward.</p>																	
<p>Recommendations</p>																	
<p>The Executive is recommended to:-</p>																	
<p>(1) Approve the disposal of the freehold interests in the property and vacant sites shown hatched on the attached Appendices as follows:</p> <table data-bbox="255 1344 1356 1680"> <tbody> <tr> <td data-bbox="255 1344 1149 1377">36 Cambridge Road, Barking</td> <td data-bbox="1149 1344 1356 1377">Appendix 2</td> </tr> <tr> <td data-bbox="255 1377 1149 1411">The Lawns and Woodlands, Rainham Road North, Dagenham</td> <td data-bbox="1149 1377 1356 1411">Appendix 3</td> </tr> <tr> <td data-bbox="255 1411 1149 1444">Charlecote Road, Dagenham</td> <td data-bbox="1149 1411 1356 1444">Appendix 4</td> </tr> <tr> <td data-bbox="255 1444 1149 1478">Beacontree Heath</td> <td data-bbox="1149 1444 1356 1478">Appendix 5</td> </tr> <tr> <td data-bbox="255 1478 1149 1556">(Dagenham Swimming Pool / Seabrook Hall / Althorne Way Area)</td> <td></td> </tr> <tr> <td data-bbox="255 1556 1149 1590">16 to 22 Cambridge Road, Barking</td> <td data-bbox="1149 1556 1356 1590">Appendix 6</td> </tr> <tr> <td data-bbox="255 1590 1149 1624">Sebastian Court, Upney Lane, Barking</td> <td data-bbox="1149 1590 1356 1624">No Plan</td> </tr> <tr> <td data-bbox="255 1624 1149 1680">(unit in new development to rear of the high-rise).</td> <td></td> </tr> </tbody> </table> <p>(2) Note that the terms of the sales will be approved by the Director of Regeneration and Environment Department (as prescribed by the Scheme of Delegation, Section P and Land Acquisitions and Disposals Rules in the Constitution and Legislation); and,</p> <p>(3) Approve the removal of the 'Timber Yard', Reede Road, Dagenham, site from the Land Disposal Programme.</p> <p>(4)</p>		36 Cambridge Road, Barking	Appendix 2	The Lawns and Woodlands, Rainham Road North, Dagenham	Appendix 3	Charlecote Road, Dagenham	Appendix 4	Beacontree Heath	Appendix 5	(Dagenham Swimming Pool / Seabrook Hall / Althorne Way Area)		16 to 22 Cambridge Road, Barking	Appendix 6	Sebastian Court, Upney Lane, Barking	No Plan	(unit in new development to rear of the high-rise).	
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Reason To assist the Council in achieving its Community Priorities of ' <i>Regenerating the Local Economy</i> ', ' <i>Improving, Health, Housing and Social Care</i> ' and ' <i>Raising General Pride in the Borough</i> '.		
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1. Background

- 1.1 At its meeting held on 26 March 2002, the Executive considered the Land Disposal Programme in the context of the Council's wish to diversify the range of housing and improve local choice. This matches with the Council's 2020 Vision which seeks '*to improve quality, choice and availability of housing opportunities accessible to all sections of the community*'. The Land Disposals Programme can deliver a flow of affordable housing with a range of tenures and types together with a significant increase in aspirational housing.
- 1.2 On 26 November 2002 the Executive also approved the disposal of a substantial number of properties to support the Capital Programme. On 17 February 2004 the Executive approved amendments to the Land Disposal Programme.

2. Proposals

- 2.1 Since February 2004 additional properties have been identified as surplus to requirements and approval is now sought to dispose of these properties which are shown framed on **Appendices 2 to 6**. In addition there is a shell unit, in the recent development to the rear of Sebastian Court, which had been set aside for as a potential shop. The shop is no longer required and it is proposed to dispose of the shell to RSL, the current owner of the remainder of the recent development, for the shell to be used to provide two additional flats

There is a separate **Appendix 1** (which is in the Private Business section of this Agenda) which includes brief descriptions of the properties and identifies estimated values.

- 2.2 The Timber Yard on Reede Road, which is currently used by Shape-Up Programme, was included in the Land Disposal Programme for sale when it is vacated by Shape-Up. Shape-Up are to vacate by December 2005. However, several nearby allotment sites including the adjoining site on Reede Road, have been identified for residential development and two have already been granted Town Planning Permission.

The Planning Division have advised that the development of the timber yard is unlikely to receive planning permission because it is likely to result in over

development of the area. Also it is necessary to relocate some allotment plots from the adjoining allotment site to enable the development of the adjoining site to proceed. It is therefore proposed that the site of the Timber Yard at Reede Road is removed from the Disposal Programme and the site is used for the provision of replacement allotments. The cost of creation of the new allotments will be achieved by making the creation of the new allotments a condition of the sale of the adjoining site.

- 2.3 There are ongoing investigations into the use of Council land and property and it is expected that there will be further reports to the Executive seeking authority to dispose of vacant and surplus land. There may also be proposals to dispose of land and property which support the strategic aims and objectives of the Council

3. Strategic Issues

- 3.1 The disposals will assist in rationalising the Council's land holdings and will generate Capital receipts, which will provide resources to fund the Council's Corporate and Community aims and objectives.
- 3.2 The properties are vacant, unused or surplus assets; some of which are subject to vandalism and other anti-social behaviours. The disposal of these assets will result in them being brought back into use and will help regenerate the local economy and improve pride in the Borough. Additionally, all the sites will be used to provide residential accommodation and help to meet the target for the provision of new housing in the Borough.

4. Financial Implications

- 4.1 None of the assets generate an income but the management of the properties, security and vandalism are resulting in Revenue spending which will stop when the properties are sold.
- 4.2 The cost of creating the replacement allotments will be met via Section 106 provisions of the Planning Acts or by making it a condition of the sale of the adjoining site for residential development.

5. Consultation

- 5.1 The following people were consulted during the preparation of this report and have raised no objections.

Councillor Geddes, Portfolio Holder for Property Services.

Regeneration and Environmental Department

David Waller, Interim Head of Finance

Jim Mack, Head of Asset Management & Development

Julian Stanyer, Land Disposal Manager, Property Services

Allan Aubrey, Head of Leisure and Community

Mike Mitchell, Head of Environmental Services

Mike Livesey, Head of Civil Engineering
Jeremy Grint, Head of Regeneration

Housing and Health Department

Ken Jones, Head of Housing Strategy

Education, Arts and Libraries Department

Jenny Crossley, Education Officer – Policy & Planning

Social Services Department

Andy Bere, Assets Manager

Corporate Finance

Lee Russell, Head of Central Finance

Corporate Strategy

Jennie Duffy, Head of Customer First

Background Papers

- Executive Minute 412, 26 March 2002. Re: Land Disposal Programme/Corporate Asset Management.
- Executive Minute 238, 26 November 2002. Re: Land Disposal Programme and Frizlands Lane..
- Executive Minute 289, 17 February 2004. Re Land Disposal Programme.



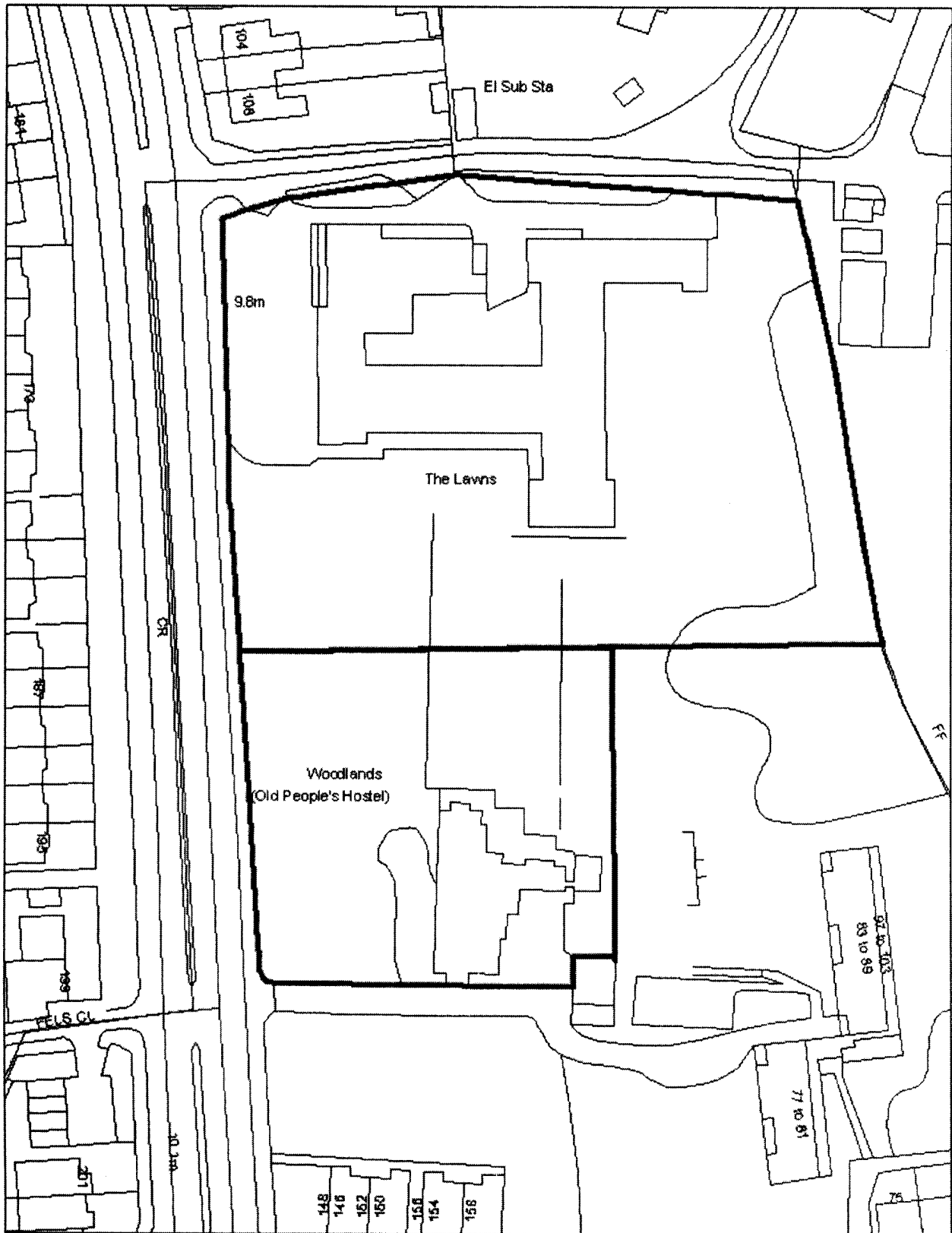
Appendix 2 - 36 Cambridge Road



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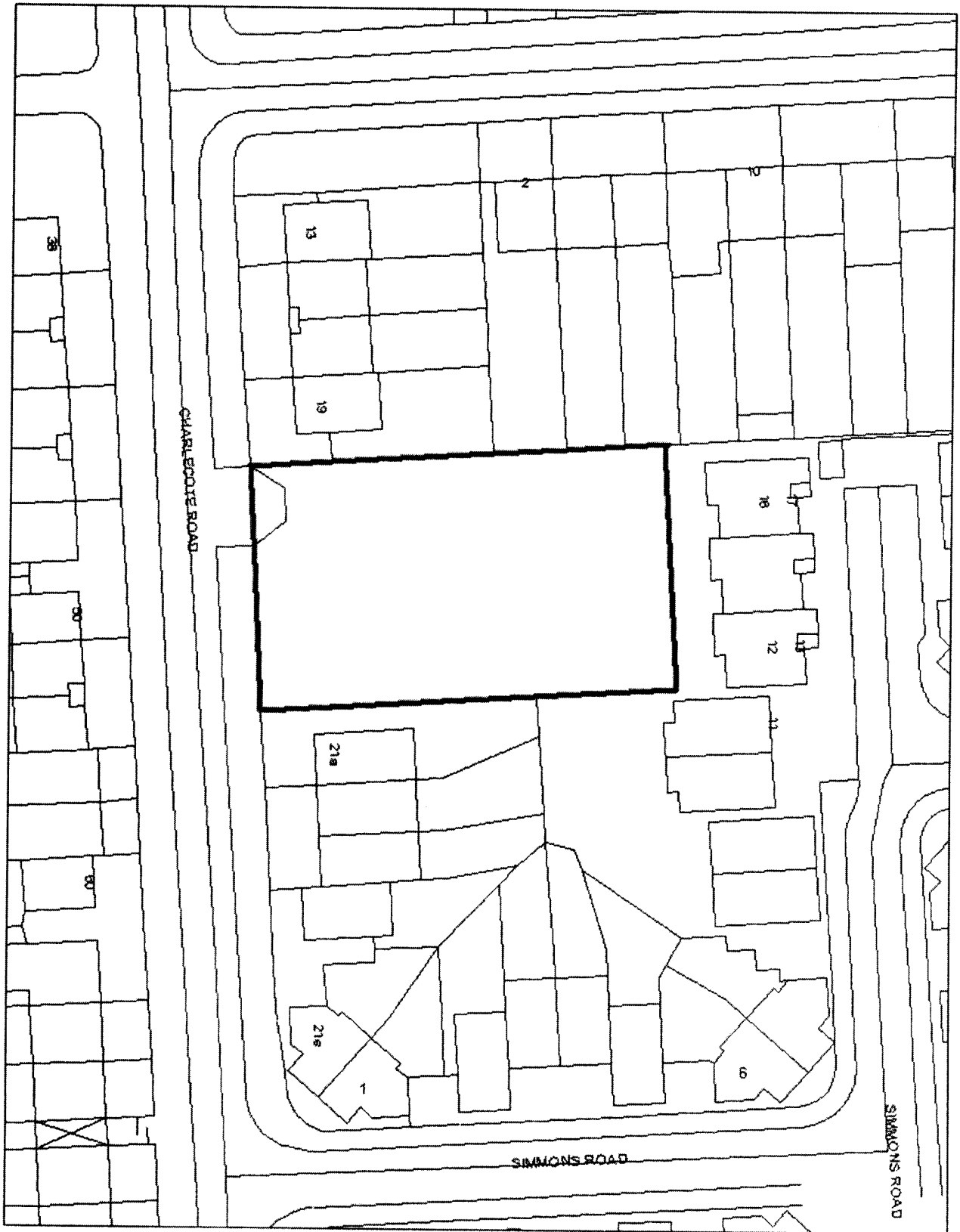
Appendix 3 - The Lawns & Woodlands



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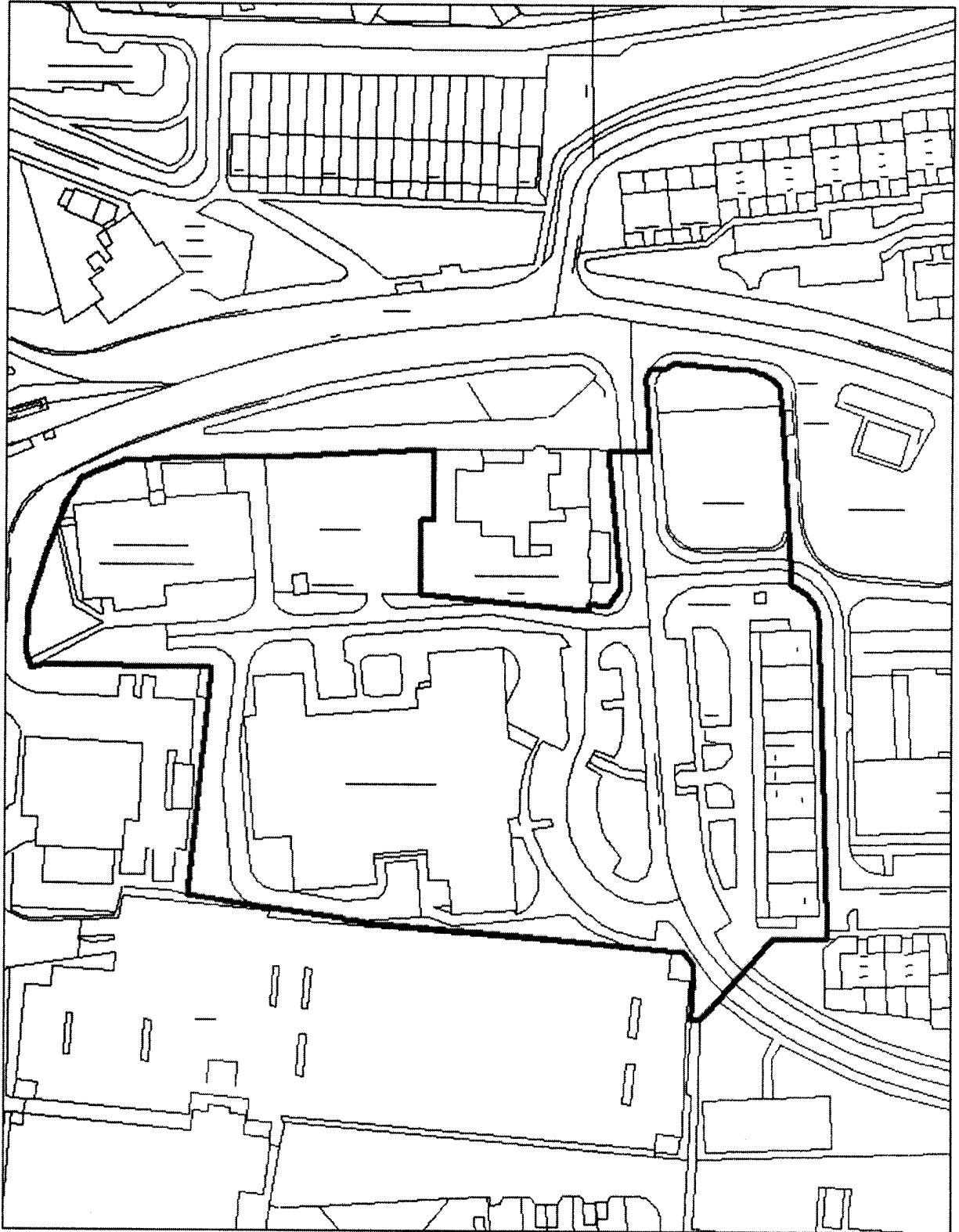
Appendix 4 - Charlecote Road



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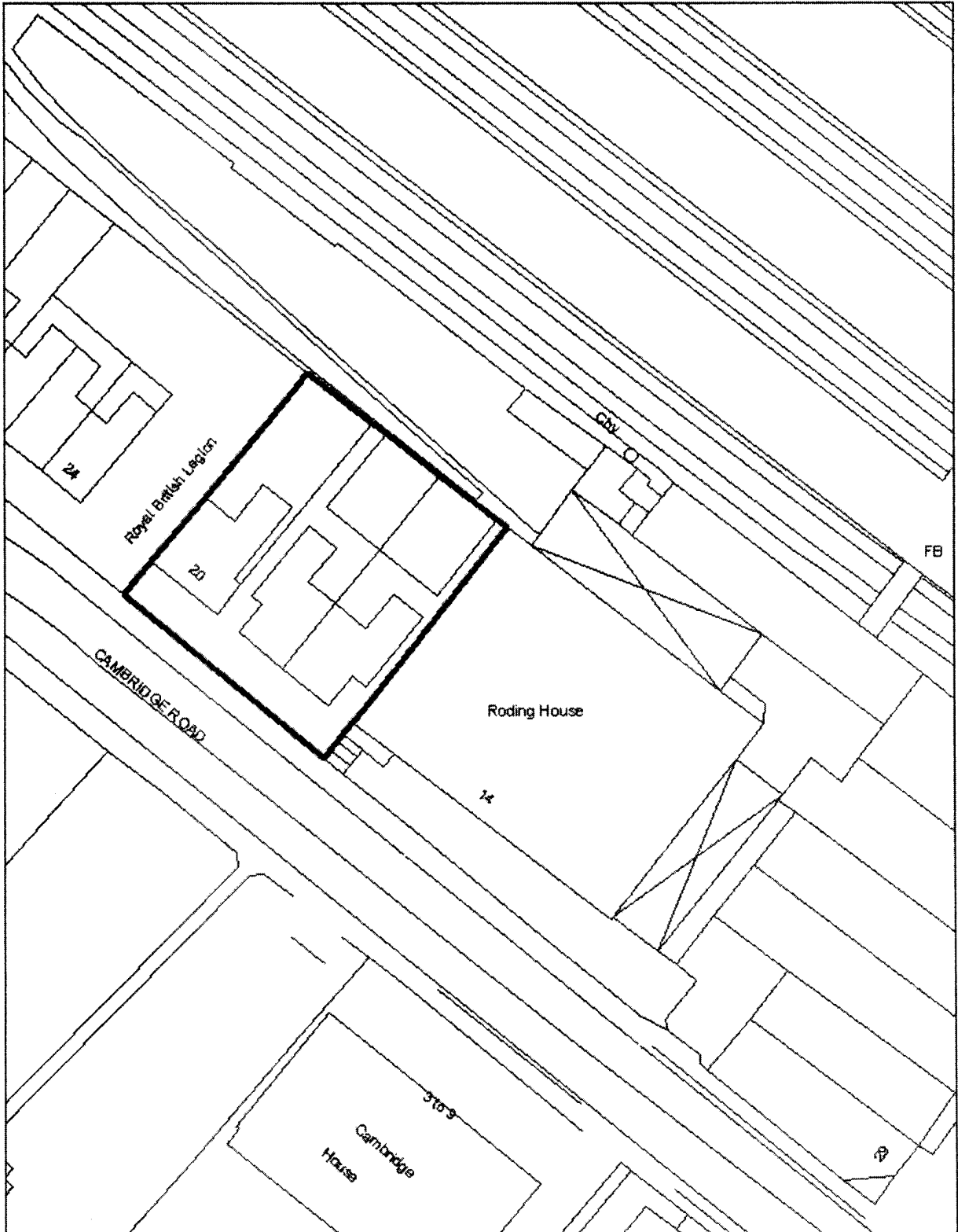
Appendix 5 - Beacontree Heath



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Appendix 6 - 16-22 Cambridge Road



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By virtue of paragraph(s) 9 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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