

## THE EXECUTIVE

18 JANUARY 2005

### REPORT FROM THE DIRECTOR OF REGENERATION AND ENVIRONMENT

<b>LAND DISPOSAL</b>	<b>FOR DECISION</b>
<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>	
<b>Summary</b>	
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.	
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.	
<b>Wards Affected</b>	
Abbey, Albion, Becontree, Eastbury, Heath, Parsloes, Mayesbrook and Village Ward.	
<b>Recommendations</b>	
The Executive is recommended to:-	
(1) Approve the disposal of the freehold interests in the property and vacant sites shown hatched on the attached Appendices as follows:	
36 Cambridge Road, Barking	<b>Appendix 2</b>
The Lawns and Woodlands, Rainham Road North, Dagenham	<b>Appendix 3</b>
Charlecote Road, Dagenham	<b>Appendix 4</b>
Beacontree Heath (Dagenham Swimming Pool / Seabrook Hall / Althorne Way Area)	<b>Appendix 5</b>
16 to 22 Cambridge Road, Barking Sebastian Court, Upney Lane, Barking (unit in new development to rear of the high-rise).	<b>Appendix 6</b> <b>No Plan</b>
(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,	
(3) Approve the removal of the 'Timber Yard', Reede Road, Dagenham, site from the Land Disposal Programme.	
(4)	

<b>Reason</b> 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> '.		
<b>Contact :-</b> Colin Beever	Group Manager Corporate Estates	Tel:- 020 - 8227 3336 Fax:- 020 - 8227 3223 Minicom:- 020 - 8227 3034 e-mail:- <a href="mailto:colin.beever@lbbd.gov.uk">colin.beever@lbbd.gov.uk</a>

## 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.