

# Land Assembly Update – Rainham and Beam Park

07<sup>th</sup> July 16

## 1. Overview

All 12 sites within the Rainham and Beam Park Housing Zone area have now been fully assessed for cost, with a property Cost Estimate is available for each property and site overall. Land referencing has been undertaken for the all sites to the north of the A1306, with referencing for the sites on the south side currently underway.

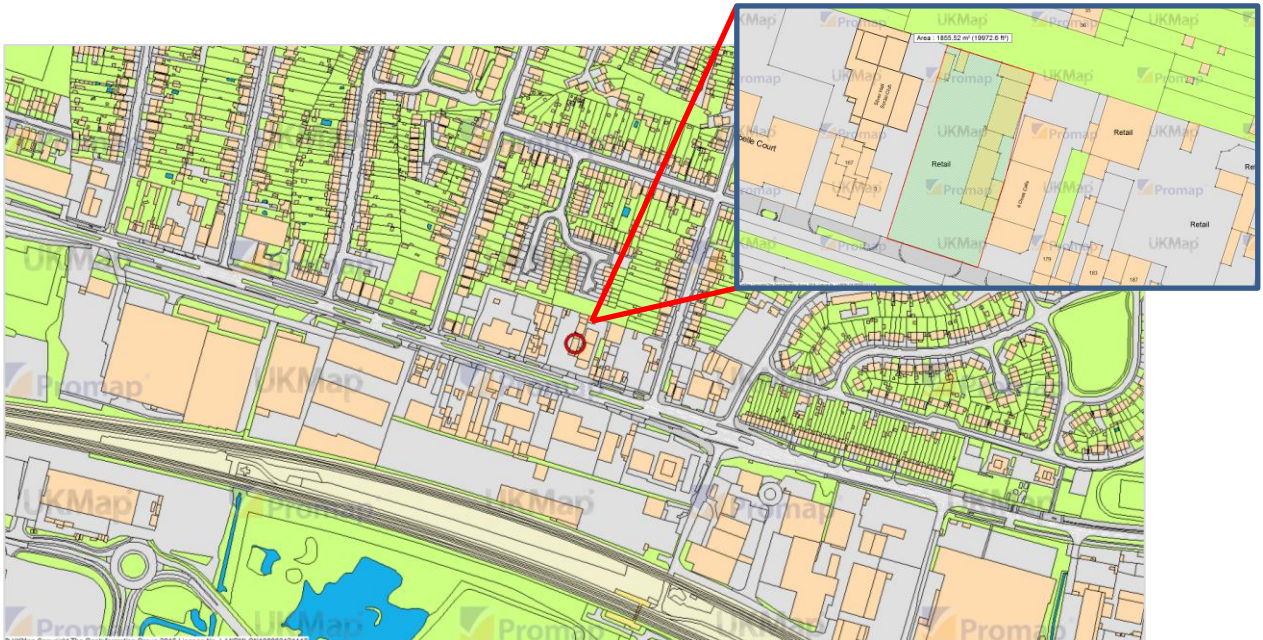
All land owners have now received a letter/contact from us, with the exception of two properties to the south side of New Road which we are currently in the process of obtaining ownership details for. Visits to businesses took place on the 14<sup>th</sup> and 16<sup>th</sup> June, and we have now spoken to all businesses who expressed an interest in meeting with us to discuss the plans for redevelopment and their own needs in regard to relocation.

Negotiations are continuing with several land owners, and last month we successfully concluded negotiations for our first land acquisition.

## 2. The Development Sites

The 12 sites are detailed on the map below.

In June, Heads of Terms were agreed for the first land acquisition by private treaty – for **173 New Road** (site 6)



This is a rectangular site (approx 0.44 acres/0.18 hectares) with New Road frontage, currently used for storing abandoned and damaged cars. There are also two caravans on the site which appear to be occupied, in addition to some illegal rubbish dumping. Previously the property was used as a café and B&B with parking, and two derelict buildings formerly used for this purpose remain on site.

Solicitors have been instructed on both sides and the conveyancing process is now underway. Vacant possession has been agreed in the Heads of Terms.

Previous negotiations with **Best Commercial Holdings** are currently frozen, following confirmation that an options agreement has been signed with an alternative party. With this in mind, we are currently focusing most of our attention on CPO Area 2, and initial inspections of Area 3 (South Side New Road).

Lance Cantor continues to be active in the area, and has held meetings with several land owners to discuss options agreements, which is hampering negotiations in some cases. Action is required to confirm the position of the council and make clear who our appointed representatives are.

In relation to CPO Area 1, we are currently in active negotiations with:

- (12) Pearlgold Limited – 21 New Road
- (10) Metroquest – 233 Askwith Road
- (1) 84-86 New Road

For CPO Area 2 we are in active negotiations with:

- (7) Camaco Commercial Limited – Centurion Works
- (6) 173 New Road. Terms agreed STC.
- (5) 193 New Road
- (5) R/O 193 New Road. Having initially adopted an unreasonable position, the owner's aspirations are now reducing and may reduce further following Brexit. We are now talking to him again.
- (5) 189 New Road (occupied by Kensions)
- (4) Five Star Management – 1 Cherry Tree Lane. (In early discussions, but still to inspect).
- (4) 195/197 New Road
- (3) 7 Cherry Tree Lane. This is another property where initially unrealistic aspirations are being tempered.

With CPO Area 3, we have only recently begun to make contact with land owners and therefore progress is at an earlier stage. However, the following properties have been inspected:

- (2) Fawkes Property Services – 184 New Road
- (2) Atrium Access – 182 New Road
- (2) Rainham Sheds – 158 New Road
- (2) 148-154 New Road
- (2) 150 New Road.

A meeting to open negotiations with Fawkes Property Services is scheduled for next week.








Land Assembly Development Sites	N ↑
	Scale: 1:3000 Date: 03 June 2016 
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Figure 1.  
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### 3. The CPO programme

The current proposed CPO milestone programme is shown below:

<b>Activity</b>	<b>Indicative Date</b>
1. Site plan and redline refined	May 2016
2. Instruct land referencers for phase 2 and 3	
3. Commence market testing/feasibility	
4. Statutory requisition (s.16 notices from land referencers)	
5. Appoint architects	July 2016
6. Draft statement of reasons	July 2016
7. Book of reference sign off	Aug 2016
8. Final redline agreed and signed off	Sep 2016
9. Submit Planning Applications	Nov 2016
10. Final statement of reasons agreed and signed off	Dec 2016
11. Final CPO schedule and map produced	Dec 2016
12. Resolution to make a CPO	Jan 2017
13. Make the CPO and serve statutory notices (press notices, site notices, individual notices)	
14. Objection Period Ends	Feb 2017
15. Local Plan adopted	March 2017
16. Planning Consent obtained	March 2017
17. CPO Inquiry	June 2017
18. CPO Inquiry decision	Dec 2017
19. CPO confirmation by SoS	
20. Commence vesting process to acquire any outstanding land interests pursuant to the CPO	Jan 2018
21. First site possessions through CPO	April 2018

#### **4. Business Relocation**

Work on the business relocation strategy has begun this week, with categorisation of businesses as:

1. Relocate within Borough
2. Relocate outside Borough
3. Extinguishment of business
4. Additional support required

This follows on from the data gathered from the meetings with businesses which concluded last month, which is now being analysed to assess needs and requirements. Some businesses are also actively pursuing alternative relocation options themselves and the Council will assist them with this where necessary. The Relocation Strategy should be completed within two weeks.

#### **4. Next Steps**

- Negotiations for Site 1 (the Scrapyard) have stalled, we have asked for an update from Mrs Burgess's representative so that we can move forward with this, especially as Circle have submitted a scheme for planning approval.
- Focused negotiations with sites adjacent to 173 New Road – in particular 171 New Road (where discussions are already progressing) and Kensons, 189 New Road (discussions also already underway), both of which have a good prospect for a potential agreement. Acquisition of these sites would result in a substantial land holding for the Council in Area 2.
- Consideration of re-provision/relocation options for the Silver Hall Social Club (165 New Road) and positive PR messaging around this.
- Continued inspection and opening of negotiations with sites in Area 3.
- Complete Business Relocation Strategy
- Complete draft Statement of Reasons
- Letter to all freeholders advising of the process and the appointed representative of the Council, to avoid any miscommunication from third parties.