



Havering

LONDON BOROUGH

Notice of Non-key Executive Decision

Subject Heading:	Disposal of land adjacent to 70 Central Drive, Hornchurch, RM12 6BA
Cabinet Member:	Councillor Roger Ramsey
SLT Lead:	Andrew Blake-Herbert
Report Author and contact details:	Gary Green Head of Property LBH oneSource - Property Services River Chambers High Street Romford RM1 1HR T: 01708 432566 E: garry.green@onesource.co.uk
Policy context:	The Council's Corporate Asset Management Plan
Financial summary:	The disposal of the property identified in this report will generate a capital receipt that will accrue interest.
Relevant OSC:	Overview and Scrutiny Board
Is this decision exempt from being called-in?	No

The subject matter of this report deals with the following Council Objectives

Communities making Havering
 Places making Havering
 Opportunities making Havering
 Connections making Havering

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Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

1. That the land adjacent to 70 Central Drive, Hornchurch be declared surplus and that authorisation be given for the disposal of the freehold interest.
2. That the Head of Property, in consultation with the Director of Legal and Governance, be authorised to deal with all matters arising and thereafter to complete the disposal.

AUTHORITY UNDER WHICH DECISION IS MADE

Under the Council's Constitution the Cabinet Member has delegated authority under Part 3, Paragraph 2.5 (t):

To approve the 'in principle' decision of the Council disposing of or acquiring an interest in property or land where the disposal or acquisition receipt is not considered likely to exceed £1,000,000.

In this case, the disposal receipt will not exceed £500,000.

STATEMENT OF THE REASONS FOR THE DECISION

The council owns the freehold interest in the land adjacent to 70 Central Drive. The site is held in the Housing Revenue Account and is shown edged red on the attached plan.

The site is currently grassed and enclosed by steel palisade fencing. The site is secured and is not, therefore available for use.

In accordance with the Councils Asset Management plan, land holdings should only remain in Council ownership if they:

- Need to be retained in Council control for the provision of services
- Are of great value to the Council, community and other stakeholders and are in need of the degree of protection from development or other uses afforded by ownership
- Are investment properties providing a financial return that can fully satisfy relevant investment criteria

As this area of land does not comply with the above criteria, the land is surplus to requirements. Consequently, the purpose of this decision is to authorise its disposal and to authorise the Head of Property, in consultation with the Director of Legal and Governance, to deal with all matters arising and thereafter complete the disposal.

Non-key Executive Decision

Planning consent for a new 2-storey detached dwelling with private amenity space and off street parking has been obtained. The site will, therefore, be offered to the market with the benefit of that consent.

OTHER OPTIONS CONSIDERED AND REJECTED

The Council's Housing Department has considered developing the land. However, this option was rejected as it was not considered economically viable for one unit.

Retaining the land as it is currently has been rejected as this does not comply with the Council's Asset Management Plan.

PRE-DECISION CONSULTATION

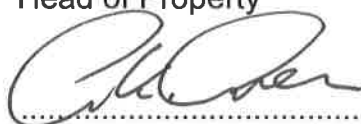
Not applicable

NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Gary Green

Designation: Head of Property

Signature:



Date: 26th June 2017

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

This matter is being pursued as a Non-Key Executive Decision because the receipt will not exceed £500,000 and the site is situated within one ward.

There are no direct legal implications in identifying that the property is potentially surplus to the Council's requirements and should be sold.

The legal aspects of the sale itself will be dealt with through the usual conveyancing processes.

FINANCIAL IMPLICATIONS AND RISKS

The property is held in the Housing Revenue Account.

Retaining the land as it is will result in an ongoing maintenance and management liability for the Council.

The property will be sold by auction and the reserve and eventual sale price will be determined as part of that process. Typically, plots of this type have sold under the hammer at around £100,000.

The disposal will generate a capital receipt that will accrue interest until it is used to finance the capital programme.

Interest on the receipt will be dependent on the timing and size of the receipt but will be available until the receipt is used for capital purposes.

Capital presale expenses up to the allowable maximum will be offset against the capital receipt.

No other financial implications and risks have been identified.

HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)

There are no Human Resources implications or risks in identifying this area of land for disposal. The land is vacant.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

There are no Equalities implications or risks in identifying this area of land for disposal.

BACKGROUND PAPERS

Not applicable

Part C – Record of decision

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

Decision

Proposal agreed

Details of decision maker

Signed:



Name: Councillor Roger Ramsey
Cabinet Portfolio held: Leader of the Council

Date:19/7..... 2017

Lodging this notice

The signed decision notice must be delivered to the proper officer, Andrew Beesley, Committee Administration & Interim Member Support Manager in the Town Hall.

For use by Committee Administration

This notice was lodged with me on 19/7/2017

Signed 



oneSource
supporting public services

Havering
LONDON BOROUGH

Property Services

River Chambers
High Street
Romford | RM1 1HR
Tel: 01708 434343

rev/by date amendment

Land Adjacent 70 Central Drive,
Hornchurch



Disposal Plan

drawn by nt
date June 2017 Issue
scale 1:500 @ A4

drawing number
sps2331

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