



Value Overview & Scrutiny Committee

17 January 2013

REPORT

Subject Heading:

Disposal of the Freehold interest in the Old Windmill Hall and Car Park, St Mary's Lane, Upminster

CMT Lead:

Andrew Blake-Herbert
Group Director, Finance & Commerce

Report Author and contact details:

Taiwo Adeoye
Committee Officer
taiwo.adeoye@havering.gov.uk

Policy context:

Financial summary:

The disposal of the land identified in this report would generate a capital receipt that would accrue interest until it was used to deliver the capital programme.

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

- | | |
|---|-------------------------------------|
| Ensuring a clean, safe and green borough | <input type="checkbox"/> |
| Championing education and learning for all | <input type="checkbox"/> |
| Providing economic, social and cultural activity in thriving towns and villages | <input type="checkbox"/> |
| Valuing and enhancing the lives of our residents | <input type="checkbox"/> |
| Delivering high customer satisfaction and a stable council tax | <input checked="" type="checkbox"/> |

SUMMARY

In accordance with paragraph 17 of the Overview & Scrutiny Committee Rules, a requisition signed by two Members representing more than one Group (Councillors Clarence Barrett and Keith Darvill) has called in an executive decision signed on 22 November 2012.

RECOMMENDATION

That the Committee considers the requisition of the decision of Executive Decision and determines whether to uphold it.

REPORT DETAIL

An executive decision was taken on 22 November 2012, the decision taken was to:

- 1. To formally confirm that the Old Windmill Hall and adjacent car parking as detailed on the attached plan be declared surplus and to authorise the disposal of the freehold interest in the site.**
- 2. To authorise the commencement of the statutory process to appropriate from open space and then dispose of the land detailed on the attached plan sps 1294/1 Rev A.**
- 3. To authorise the appropriation of the land shown on plan sps 1294/1 Rev A from the cartilage of the Old Windmill Hall to open space use subject to the removal from the open space use of the land shown**
- 4. To authorise the Property Strategy Manager, in consultation with the assistant Chief Executive (Legal & Democratic Services) to deal with all matters arising from this decision and to complete the disposal. This is to include completion of the statutory process for the appropriation of open space land in the event of there being no representation on the proposal.**

Reasons for the requisition:

The reasons for the 'call-in' are:

1. That the Cabinet decision of 26th October 2011 (item 33, part 9, and set out below) has not been carried out as no such report has been produced.

'To receive a further report on the option of disposing of the Old Windmill Hall site and adjoining land, to secure further investment in the New Windmill Hall facility for the purposes of leasing the building to a community group and surrounding facilities, in the context of improving the local environment and taking account of the setting of nearby listed building'.

2. That no consideration has been given to uses suggested by local ward councillors or the Friends of Upminster Park group, e.g. Sculpture Garden, Quiet Garden, Sensory Garden for those with visual impairment, etc.
3. That no consideration has been given of the potential impact of any new build upon the listed buildings in close proximity, for example the Rectory and the Convent.
4. That the sale will exclude the potential for any expansion of the New Windmill Hall and Car Park or use by another community group.
5. That no consultation has taken place with local ward councillors, the friends of Upminster Park or the wider community in respect of this decision.

Background Papers List

Appendix A – Notice of Requisition

Appendix B – Executive Decision 22 November 2012