

**PLACE OVERVIEW & SCRUTINY SUB
COMMITTEE
SUPPLEMENTARY AGENDA**

16 July 2024

The following report is attached for consideration and is submitted with the agreement of the Chairman as an urgent matter pursuant to Section 100B (4) of the Local Government Act 1972

6 PROGRAMME OF THE DISPOSAL OF ESTATE ASSETS (Pages 3 - 6)

Presentation Update attached.

**Zena Smith
Head of Committee & Election
Services**

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Haverling

LONDON BOROUGH

Places Overview & Scrutiny
Assets Disposal Update

16th July 2024

2023/2024 - Completed disposals	
Quarles Campus	
Petersfield Road depot	
Heather Avenue workshop	
Land at Tweedway	
Former Newtons School House	
Total 2023/24	£9.19m



Houses recently constructed on land at Tweedway



Quarles proposal

2024/2025 - Planned disposals	Status
Land at Priory Road	Sales documentation for disposals to MLH is in agreed form and should be executed this month. The six sites are in varying stages of the planning process and the disposal arrangements, in accordance with the Cabinet decisions and subsequent Executive Decision, provide for each site to be revalued following the grant of planning permission, to identify any balancing payment required.
Former Century Youth House, Albert Road	
Keswick Avenue car park	
Dorrington Gardens car park	Outstanding land query re. Angel Way with a third party is subject to a forthcoming meeting, but an application has already been made to the Lands Tribunal for resolution if the parties fail to reach a mutually acceptable position.
Como Street car park	
Angel Way car park	Additional engagement is planned with local residents regarding development proposals for Como St car park
Former Scotts School House	Planning application submitted prior to disposal. Planning decision due 7 th August
Land at Bedale Road/Tiverton Road	Pre-App request has been submitted and meeting with planning officer is scheduled this month
Land at Gays Field	Proposed disposal to Scouts Association, with appropriate covenants. Pre-app being sought
Total (forecast) 2024/25	£9.83m

- Havering has realised in excess of £200m in capital receipts via asset disposal over the past 25 years
- MTFS requirement to generate £50m capital receipts over 5 years – recent capitalisation order might introduce an increased expectation of disposal activity to generate capital receipts
- Future receipts pipeline presents challenges in identifying a consistent stream of viable asset disposals
- Area based asset review work has identified some medium-term options, but with varying lead-in times
- ‘Long-list’ of disposal candidates identifies a multitude of sites/assets that are reliant on a change in Local Plan allocation before they can realise a worthwhile receipt.