

Appendix 3 - Detailed Regeneration Programme

Directorate	Service	Programme	Project Number	Project Name	2025-26 Budget	2026-27 Budget	2027-28 Budget	2028-29 Budget	2029-30 Budget	Total Budget
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Bridge Close (GF)	C30030	Bridge Close - School	0	18,969,000	0	0	0	18,969,000
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Bridge Close (GF)	C30040	Bridge Close - Medical Facility	0	0	4,883,000	0	0	4,883,000
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	<b>Bridge Close (GF) Total</b>			<b>0</b>	<b>18,969,000</b>	<b>4,883,000</b>	<b>0</b>	<b>0</b>	<b>23,852,000</b>
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C28050	Mercury Land Holdings – Quarles Loan	1,676,153	469,307	0	0	0	2,145,460
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C35810	Reactive Acquisition Fund Loan	14,153,047	17,298,169	0	0	0	31,451,216
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C38600	MLH Quarles PRS - Equity	513,000	371,500	0	0	0	884,500
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C38610	MLH Quarles PRS - Loans	1,412,308	476,900	0	0	0	1,889,208
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42080	Mercury Land Holdings – Quarles Equity	2,602,800	650,700	0	0	0	3,253,500
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42100	Priory Way - Loans	251,700	377,550	209,750	0	0	839,000
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42110	Priory Way - Equity	251,700	377,550	209,750	0	0	839,000
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42120	Peel Way - Loans	477,750	716,625	398,125	0	0	1,592,500
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42130	Peel Way - Equity	477,750	716,625	398,125	0	0	1,592,500
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42140	Albert Road - Loans	696,300	1,044,450	580,250	0	0	2,321,000
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42150	Albert Road - Equity	696,300	1,044,450	580,250	0	0	2,321,000
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42160	Como Street Sales - Loans	3,377,450	4,991,175	2,722,875	0	0	11,091,500
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42170	Como Street Sales - Equity	3,377,450	4,991,175	2,722,875	0	0	11,091,500
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42180	Como Street PRS - Loans	2,404,050	3,606,075	2,003,375	0	0	8,013,500
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42190	Como Street PRS - Equity	2,404,050	3,606,075	2,003,375	0	0	8,013,500
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42200	Council Disposal Sites A - Loans	466,350	699,525	388,625	0	0	1,554,500
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42210	Council Disposal Sites A - Equity	466,350	699,525	388,625	0	0	1,554,500
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42220	Council Disposal Sites B - Loans	2,267,100	3,400,650	1,889,250	0	0	7,557,000
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42230	Council Disposal Sites B - Equity	2,267,100	3,400,650	1,889,250	0	0	7,557,000

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Directorate	Service	Programme	Project Number	Project Name	2025-26 Budget	2026-27 Budget	2027-28 Budget	2028-29 Budget	2029-30 Budget	Total Budget
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42240	Council Disposal Sites C - Loans	9,249,900	13,574,850	7,708,250	0	0	30,533,000
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Mercury Land Holdings	C42250	Council Disposal Sites C - Equity	9,249,900	13,574,850	7,708,250	0	0	30,533,000
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	<b>Mercury Land Holdings Total</b>			<b>58,738,508</b>	<b>76,088,376</b>	<b>31,801,000</b>	<b>0</b>	<b>0</b>	<b>166,627,884</b>
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Rainham & Beam Park	C28060	Rainham & Beam Park Housing Zone – CPO's and Grant	2,500,000	2,500,000	2,500,000	0	0	7,500,000
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Rainham & Beam Park	C28970	Rainham and Beam Park Housing Zone - Equity	2,340,328	0	0	0	0	2,340,328
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Rainham & Beam Park	C36320	Rainham & Beam Park Commercial Acquisition	0	0	0	0	0	0
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	<b>Rainham &amp; Beam Park Total</b>			<b>4,840,328</b>	<b>2,500,000</b>	<b>2,500,000</b>	<b>0</b>	<b>0</b>	<b>9,840,328</b>
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Regeneration Other	C41100	Liveable Neighbourhood Romford Ring Road	1,218,938	0	0	0	0	1,218,938
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Regeneration Other	C38580	Farnham & Hilldene - Com Properties	5,000,000	12,051,000	0	0	0	17,051,000
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Regeneration Other	C38590	Farnham & Hilldene - Medical Centre	1,395,645	79,751	1,265,643	0	0	2,741,039
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Regeneration Other	C40090	Sunrise Avenue - Traffic Calming	0	0	0	0	0	0
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	<b>Regeneration Other Total</b>			<b>7,614,583</b>	<b>12,130,751</b>	<b>1,265,643</b>	<b>0</b>	<b>0</b>	<b>21,010,977</b>
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	Regeneration TFL	C29000	Beam Parkway Major Scheme	1,533,199	0	0	0	0	1,533,199
Place - Housing & Property (GF)	Regeneration & Place Shaping (GF)	<b>Regeneration TFL Total</b>			<b>1,533,199</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,533,199</b>
Place - Housing & Property (GF)	<b>Regeneration &amp; Place Shaping (GF) Total</b>				<b>72,726,618</b>	<b>109,688,127</b>	<b>40,449,643</b>	<b>0</b>	<b>0</b>	<b>222,864,388</b>