

Key Decision Required:	No	In the Forward Plan:	Yes
-------------------------------	-----------	-----------------------------	------------

CABINET

10 JUNE 2016

JOINT REPORT OF THE ENFORCEMENT & COMMUNITY SAFETY AND HOUSING PORTFOLIO HOLDERS

A.7 FREEHOLD DISPOSAL OF TWO SITES IN JAYWICK, CLACTON-ON-SEA
(Report prepared by Paul Price)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To seek Cabinet's approval to the freehold disposal of two sites in Jaywick, Clacton-on Sea, in furtherance of the Council's regeneration ambitions for the area.

EXECUTIVE SUMMARY

- The Council owns plots 20 and 22 Humber Avenue, Jaywick, two of sixteen plots within the Brooklands area;
- these plots are currently vacant and unkempt although they are currently leased to a Jaywick resident;
- the Council has been approached by a television production company which is keen to provide a positive message in Jaywick via a new build project to develop a residential unit, meeting all flood resilient and other development protocols;
- the production would be fronted by a reality television personality, Daniel Hill. Mr Hill proposes to engage local labour and develop apprenticeship opportunities while filming the development of the site;
- whilst recognising that the involvement of the television company is not entirely altruistic positive media coverage would certainly help in changing perceptions of Jaywick and any new development would add to the other development strands which the Council is currently progressing;
- on completion it is understood that Daniel is hoping to help someone without a home into secure safe accommodation;
- the sites have been valued by the Council's valuer and the production company has agreed to pay the full value.

RECOMMENDATION(S)

- (a) That Cabinet authorises, in principle, the freehold disposal of 20 and 22 Humber Avenue, Jaywick, subject to its decision on terms set out in the report in Part B of this agenda.**

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The disposal could lead to the construction of a new home with potential to deliver on the following Council priorities:

- Ensuring that our residents live in high quality housing which meets local needs
- Regenerating the District and improving deprived areas;

Jaywick is the single most significant area of economic and social deprivation in England and addressing the needs of Jaywick is a compelling priority for the Council.

The Council's Corporate Plan makes a commitment to "ensure that all residents live in high quality housing which meets local needs" and to "regenerate the District and improve deprived areas". Building a quality flood resilient home on the vacant plots will help to address this priority.

Whilst the Council has the option of choosing not to take action the consequences of doing so are the continuation of unacceptable levels of housing and economic and social deprivation and allowing the private sector to develop in the area, albeit at a limited stage at this time, reduces the burden placed on the public sector.

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

The freehold disposal will result in a capital receipt for the Council. Details of this are contained in Part B of this agenda.

Risk

This transaction provides little risk to the Council as the plots are currently vacant and so if the development does not proceed after the disposal we will still have vacant plots but will have a capital receipt which can be invested elsewhere.

Plot values may increase as development takes hold in Jaywick but without this type of stimulus development there is likely to be little change in market conditions.

The television production company does have significant reputational risk if it fails to deliver on what it has set itself out to achieve. There is some risk that failure to complete a development or regulatory issues during the process could also challenge the Council's reputation but if we do nothing we will not take forward the regeneration of Jaywick.

LEGAL

In coming to decisions in relation to management of assets, the Council must act in accordance with its statutory duties and responsibilities. Under case law following Section 120 of Local Government Act 1972, the Council is obliged to ensure that the management of its assets are for the benefit of the District.

Section 123 (1) Local Government Act 1972 indicates that a local authority may dispose of land held by it in any way it wishes so long as (section 123(2)) the land is disposed of for a consideration not less than the best that can reasonably be obtained. The General Disposal Consent (England) 2003 (Annex ODPM Circular 06/03) gives consent for disposal at below best consideration reasonably obtainable provided that the undervalue is less than £2m and

the proposal enhances in at least one of the following ways: the environmental, economic or social wellbeing of the area.

Ordinarily demonstrating the Best Consideration Reasonably Achievable includes the open marketing of the land in question and accepting the highest bid in financial terms. In this case it is proposed to dispose of the site to Mr Hill without marketing. It is anticipated that the development of the site and publicity will provide benefits in terms of the environmental, economic or social wellbeing of the area. Accordingly it is proposed that Cabinet exercises its discretionary powers under the General Disposal Consent (England) 2003 (Annex ODPM Circular 06/03) to dispose of the land directly to Mr Hill.

OTHER IMPLICATIONS AND REPORT HEADINGS

Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.

Crime and Disorder/Equality and Diversity/Health Inequalities/Consultation/Public Engagement

Crime and Disorder

Consideration has been given to the Crime and Disorder Act 1998. The productive use of the land will generate local employment, one home and reduce opportunities for antisocial behaviour. There is therefore likely to be a marginal positive effect on crime and disorder.

Inequalities

Golf Green is a highly deprived ward and the creation of a modern new home and potential positive publicity is likely to have a positive effect in terms of inequalities.

Ward

Golf Green

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The Council owns plots 20 and 22 Humber Avenue Jaywick, two of sixteen undeveloped or cleared plots that it owns in the Brooklands area, and has done so for a number of years. These plots are currently vacant and unkempt although they are currently leased to a Jaywick resident.

The Council has been approached by a television production company which is keen to provide a positive message in Jaywick via a new build project to develop a residential unit, meeting all flood resilient and other development protocols and is keen to work with the Council around its wider regeneration aspirations. Initially the production company were keen to purchase all vacant sites within the Brooklands/Grasslands area of Jaywick with a view to developing all of them for residential or employment opportunities and were keen to engage local people in an agenda where local people started to bring about change themselves.

The production would be fronted by a television personality, Daniel Hill, a participant in the show Storage Hunters. Mr Hill proposes to engage local labour and develop apprenticeship opportunities while filming the development of the site. He has been to Jaywick and believes that he can bring something positive to the regeneration agenda and is prepared to invest his own money into purchasing the plots.

Whilst recognising that the involvement of the television company is not entirely altruistic, positive media coverage would certainly help in changing perceptions of Jaywick and any new development would add to the other development strands which the Council is currently progressing.

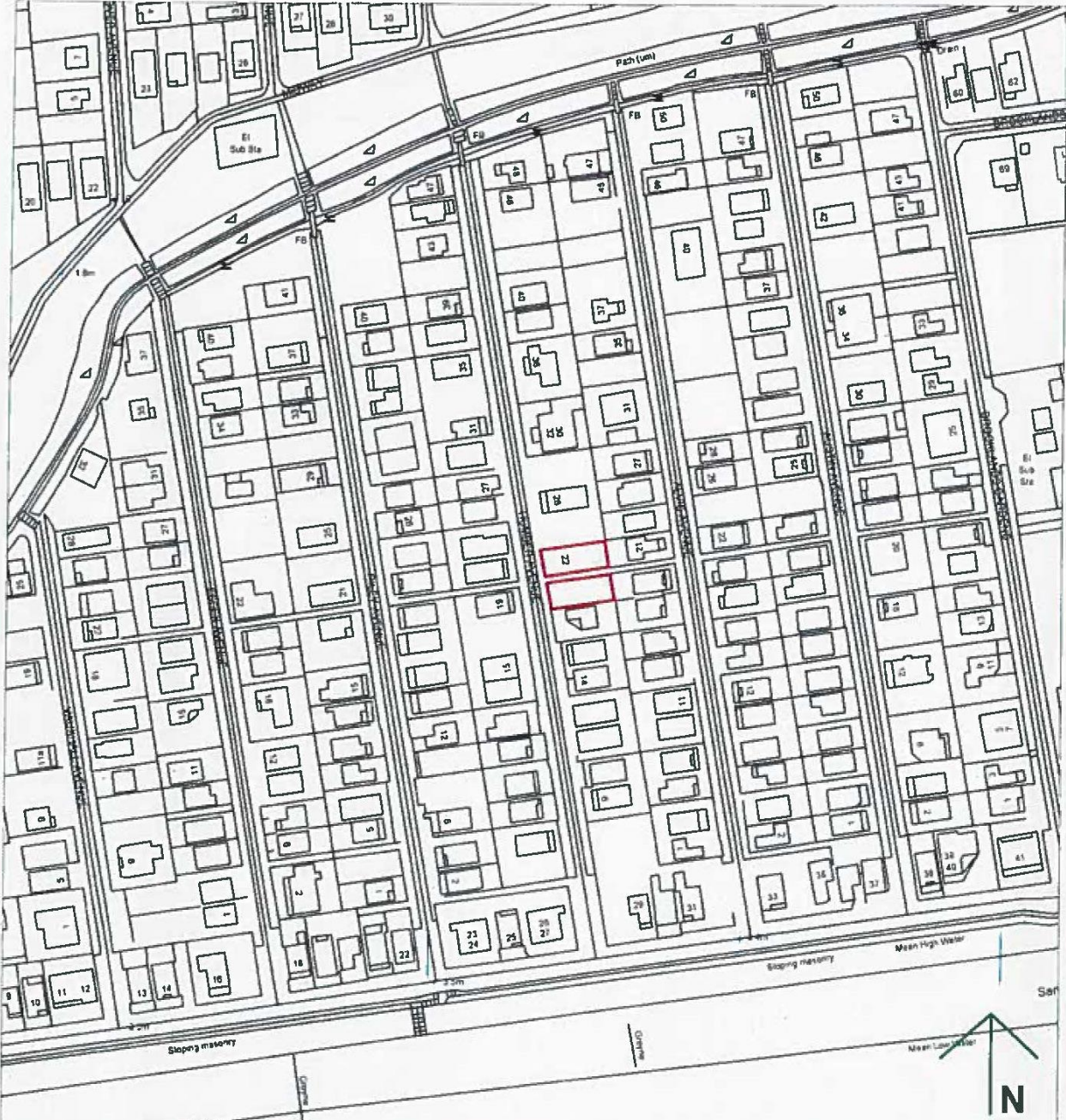
The Council is currently focused on larger development sites both within the Brooklands area but also around the Lotus way spine road and is working with local land owners to bring some exciting and imaginative plans forward. This type of smaller infill development will add to the overall redevelopment picture and may inspire others to bring forward other redevelopment plans, particularly given the comparatively low land values.

It has been brought to the attention of the potential purchasers that an alleyway bisects the two plots but they have indicated that they have dealt with such situations in previous developments and do not see this as a barrier to their development plans.

The sites have been valued by the Council's external valuer and Mr Hill has agreed to pay the full value. The financial details are contained in Part B of this agenda.

APPENDIX A TO A.7

Reproduced from the Ordnance Survey Mapping with the permission of the controller of H.M. Stationery Office. Crown Copyright. Unauthorised reproduction infringes on Crown Copyright and may lead to Prosecution or Civil Proceedings
 TENDRING DISTRICT COUNCIL LICENCE No. 100186842005



<p>TENDRING DISTRICT COUNCIL</p> <p>M. KNAPPETT BA(hons). DMS. MCIH. HEAD OF CORPORATE PERFORMANCE</p>	<p>Title</p> <p>Plots 20 & 22 Humber Avenue, Jaywick</p> <p>Date: 27 January 2016</p>	<p>Scale: Not to scale</p> <p>Drawn By: J. Weavers</p> <p>Drawing No. & Revision</p> <p style="text-align: center;">1 A</p>
---	--	---