

**Assessment of Acquisition/Disposal Feasibility**

|   |  |                         |                          |              |                         |
|---|--|-------------------------|--------------------------|--------------|-------------------------|
| <b>Assessed by:</b>                                 | I Marshall   |                         |                          |              |                         |
| <b>Date:</b>  | 9 June 2021  |                         |                          |              |                         |
| <b>Site:</b>  | Properties known as 36 Sea Way and 26-27 Tamarisk Way, Jaywick   |                         |                          |              |                         |
| <b>Reason for consideration:</b>                    | Potential acquisition  |                         |                          |              |                         |
| <b>Location:</b>                                    | Jaywick  |                         |                          |              |                         |
| <b>Adjoining uses:</b>                              | Commercial, Car Parking, Residential   |                         |                          |              |                         |
| <b>Planning designation (Current Adopted Plan):</b> | <table border="1"> <tr> <td>Inside Settlement Limits</td> <td>Flood Zone 3</td> <td>Urban regeneration area</td> </tr> </table>  |                         | Inside Settlement Limits | Flood Zone 3 | Urban regeneration area |
| Inside Settlement Limits                            | Flood Zone 3   | Urban regeneration area |                          |              |                         |
| <b>Current use:</b>                                 | One property is a 2 bedroom bungalow, whereas the other is a former café and is disused and damaged.   |                         |                          |              |                         |
| <b>Legal constraints:</b>                           | No legal constraints have been identified.   |                         |                          |              |                         |
| <b>Service usage/issues:</b>                        | Services are available in adjoining roads, connections to the properties are unknown and will require investigation.   |                         |                          |              |                         |
| <b>Request for purchase:</b>                        | The current owner of the properties has approached TDC with the request to dispose. The properties adjoin new homes constructed by TDC and are located in an area that has been identified as one of importance and acquisition has the potential to support in delivering priorities.                                   |                         |                          |              |                         |
| <b>Corporate Priorities:</b>                        | <ul style="list-style-type: none"> <li>• Jaywick Sands – more and better housing; supporting the community.</li> <li>• Building and managing our own homes.</li> <li>• Use assets to support priorities.</li> <li>• Local regeneration.</li> <li>• Strong and focused Leadership.</li> </ul>                             |                         |                          |              |                         |
| <b>Property Strategy Issues:</b>                    | <p>The property strategy identifies Seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies aims for Jaywick to:</p> <ul style="list-style-type: none"> <li>• Develop infrastructure</li> <li>• Facilitate quality home building</li> </ul> |                         |                          |              |                         |
| <b>Valuation:</b>                                   | Not yet valued.  |                         |                          |              |                         |
| <b>Other Issues:</b>                                | N/A  |                         |                          |              |                         |
| <b>Conclusion:</b>                                  | Acquisition is feasible. Following initiation of the Property Dealing Procedure, Officers will be able to consider the matter further following valuations.  |                         |                          |              |                         |