

Assessment of Disposal Feasibility

Assessed by:	Andy Wite
Date:	21 June 2024
Site:	4, 5 and 13 Angelgate Cottages Harwich
Reason for consideration: Property condition.	
Location: 4, 5 and 13 Angelgate Cottages Harwich Essex CO12 3EJ	
Adjoining uses: Adopted highway to the west and North. Private courtyard and parking to the front and South. Dwellings to either side.	
Planning designation (Current Adopted Plan):	
Inside Settlement Limits	Grade II Listed Buildings
Conservation Area	Area Identified for regeneration
Flood zone 3	
Current use: Vacant: Social housing properties currently void pending structural repairs.	
Legal constraints: None identified – To be reviewed as part of procedures.	
Service usage/issues: The properties are three two-bedroomed Victorian solid walled houses in need of substantial repair works. Housing budgets and officers are subject to high demand and the option to dispose must be considered practical.	
Request Transfer: None.	
Corporate Priorities: Pride in our area and services to residents Championing our local environment Financial Sustainability and Openness	
Property Strategy Issues: The Property Strategy seeks to identify sites for development and to invest in the housing stock.	
Valuation: To be obtained	
Other Issues: Various regulatory and legislative changes are placing demands on financial and staff resources. Options Appraisal is attached.	
Conclusion: Disposal is feasible	