

LAND OFF ORCHARD AVENUE AND REAR OF WEIR GARDENS, RAYLEIGH

1 SUMMARY

- 1.1 This report seeks Members' views on the valuation and subsequent sale of the ends of the gardens belonging to Council owned properties in Weir Gardens, Rayleigh.

2 INTRODUCTION

- 2.1 A request has been received from a developer with a proposal to build 4 detached bungalows with garages on a piece of land at the end of Orchard Avenue in Rayleigh (see attached plan). He is proposing to purchase the ends of the gardens of numbers 37-49 Weir Gardens and has approached Rochford District Council to see which of the properties are owned by us and whether we would be willing to negotiate the sale of the areas of gardens indicated.

3 COUNCIL OWNED PROPERTIES

- 3.1 Rochford District Council owns numbers 37, 41 and 43 Weir Gardens, the remaining properties being privately owned.
- 3.2 The developer has informed the Council that he has already obtained informal observations from both our Planning Officers and Essex County Council Highways and Transportation and generally the scheme would appear to be acceptable to both, although obviously subject to the normal planning process.
- 3.3 Ward Councillors have been consulted and both have raised their concerns about this proposed development. Both feel they cannot support disposal of this land as this would be detrimental to the interest of the tenants.
- 3.4 Council tenants will probably not be happy about losing part of their gardens, however, they will still be left with a sizeable plot.
- 3.5 Even if Members agree to the valuation and subsequent sale of the ends of the gardens of the Council owned properties, the development will not be able to go ahead without the agreement of owners of the other properties included in the plan.

4 FINANCIAL IMPLICATIONS

- 4.1 The disposal value would accrue in the General Fund and therefore help to ease the budget situation. However, this would be a one-off receipt and in any case is not likely to be a significant amount.

5 LEGAL IMPLICATIONS

- 5.1 If the ends of the gardens concerned were to be sold to the developer, amendment to the tenancy agreements would need to be made.

8 RECOMMENDATION

- 8.1 It is proposed that the Committee **RESOLVES**

That the Council considers the request from the developer to negotiate the sale of the plots of land at the end of the gardens of numbers 37, 41 and 43 Weir Gardens.

Graham Woolhouse

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Background Papers:-

None

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