

DOCUMENT 1: FREEHOLDS AND LEASEHOLDS TRANSFERRED OR RETAINED ABSOLUTELY

THIS AGREEMENT is made the 26th day of February 2002
BETWEEN ESSEX COUNTY COUNCIL of County Hall, Chelmsford, Essex
("Essex") of the one part and THURROCK COUNCIL of Civic Offices New Road
Grays Thurrock Essex RM17 6SL ("Thurrock") of the other part

WHEREAS

- (1) This Agreement is made by virtue of Regulation 5(5) of the Local Government Changes for England (Property Transfer and Transitional Payments) Regulations 1995 ("the Transfer Regulations")
- (2) In accordance with the Transfer Regulations Essex and Thurrock wish to identify certain property to which Regulation 5(6) thereof applies and to specify Thurrock as the acquiring authority for the purposes of Regulation 8 thereof and to deal with surplus land under Regulation 10
- (3) The property which this Agreement deals with is estates and interests in land transferring to Thurrock to the full extent of Essex's right, title and interest therein
- (4) The Vesting Day is 1st April 1998

NOW IT IS AGREED as follows

General Provision

1. At the first moment of the Vesting Day

1.1 all the estate and interest of Essex in the properties set out in the Schedule hereto vested in Thurrock absolutely together with all associated rights and liabilities

1.2 there passed to Thurrock ownership of all moveable chattels in or on the said properties

2. This Agreement does not relate to or effect any transfer of software licences and data in electronic form in respect of computer equipment linked to Essex computer systems, such matters being dealt with in a separate IT Agreement. However, this Agreement does effect a transfer to Thurrock of software licences and data in electronic form in respect of moveable chattels (including stand alone PCs) in or on the properties set out in the First Schedule hereto.

Property-specific Provision

3. In the case of the West Thurrock Allotments, London Road, Thurrock ("the Allotments") the following provisions shall apply

3.1. In this clause 3 “disposal” and associated verbal forms mean parting with or sharing any estate or interest in the Allotments and also the appropriation by Thurrock of a part or the whole of the Allotments for a purpose (in any case) other than allotments

3.2 Thurrock hereby covenants with Essex pursuant to Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 and all other powers enabling it that:

3.2.1 if Thurrock creates any disposal during the periods specified below (all dates inclusive) Thurrock shall pay to Essex forthwith on such disposal the percentage specified below of the consideration receivable by Thurrock in respect of such disposal (including the net present value of any periodic payments payable under a lease or licence)

3.2.1.1 1st April 1998 to 31st March 2009 50%

3.2.1.2 1st April 2009 to 31st March 2010 40%

3.2.1.3 1st April 2010 to 31st March 2011 30%

3.2.1.4 1st April 2011 to 31st March 2012 20%

3.2.1.5 1st April 2012 to 31st March 2013 10%

(or if such consideration (other than the aforementioned periodic payments) is payable in stages then Thurrock shall make such payment to Essex in accordance with the due dates for payment of such consideration and the amount of consideration payable at those dates)

3.2.3 during the abovementioned period Thurrock shall at no time create a disposal for a consideration less than the best that can reasonably be obtained (and for the avoidance of doubt this covenant is in addition to any statutory requirement in that regard)

Surplus Land

4. The land listed in this paragraph is surplus land within the meaning of regulation 10 of the Transfer Regulations and is to be disposed of by Essex in accordance with that regulation:-

4.1 Land off Love Lane, Aveley

4.2 Land between A1089 and Riverview, Grays

4.3 School site at Brandon Groves, South Ockendon

4.4 Part of Mardyke Meadows, Aveley

4.5 192 Lenthall Avenue, Grays

4.6 Land at Thames Haven Road, Corringham

- 4.7 Land at the Manorway, Stanford le Hope
- 4.8 Advertising hoarding, London Road, West Thurrock
- 4.9 Land adjacent 587 London Road, West Thurrock
- 4.10 Land adjoining Belhus Library
- 4.11 Land at Arterial Road, North Stifford
- 4.12 Land at Pilgrims Land, North Stifford

Registration

5. Each party shall do all further things which can only be done by that party and are reasonably required by the other to effect the vesting of the property the subject of this Agreement and the protection of the benefit of the covenants given hereunder

IN WITNESS whereof the parties have caused their respective common seals to be hereunto affixed the day and year first above written

THE COMMON SEAL of ESSEX
COUNTY COUNCIL was hereunto
affixed in the presence of

David E. Mearns

Attesting officer



THE COMMON SEAL of THURROCK
BOROUGH COUNCIL was hereunto
affixed in the presence of

B. D. Lawrence

Mayor

Head of Legal Services

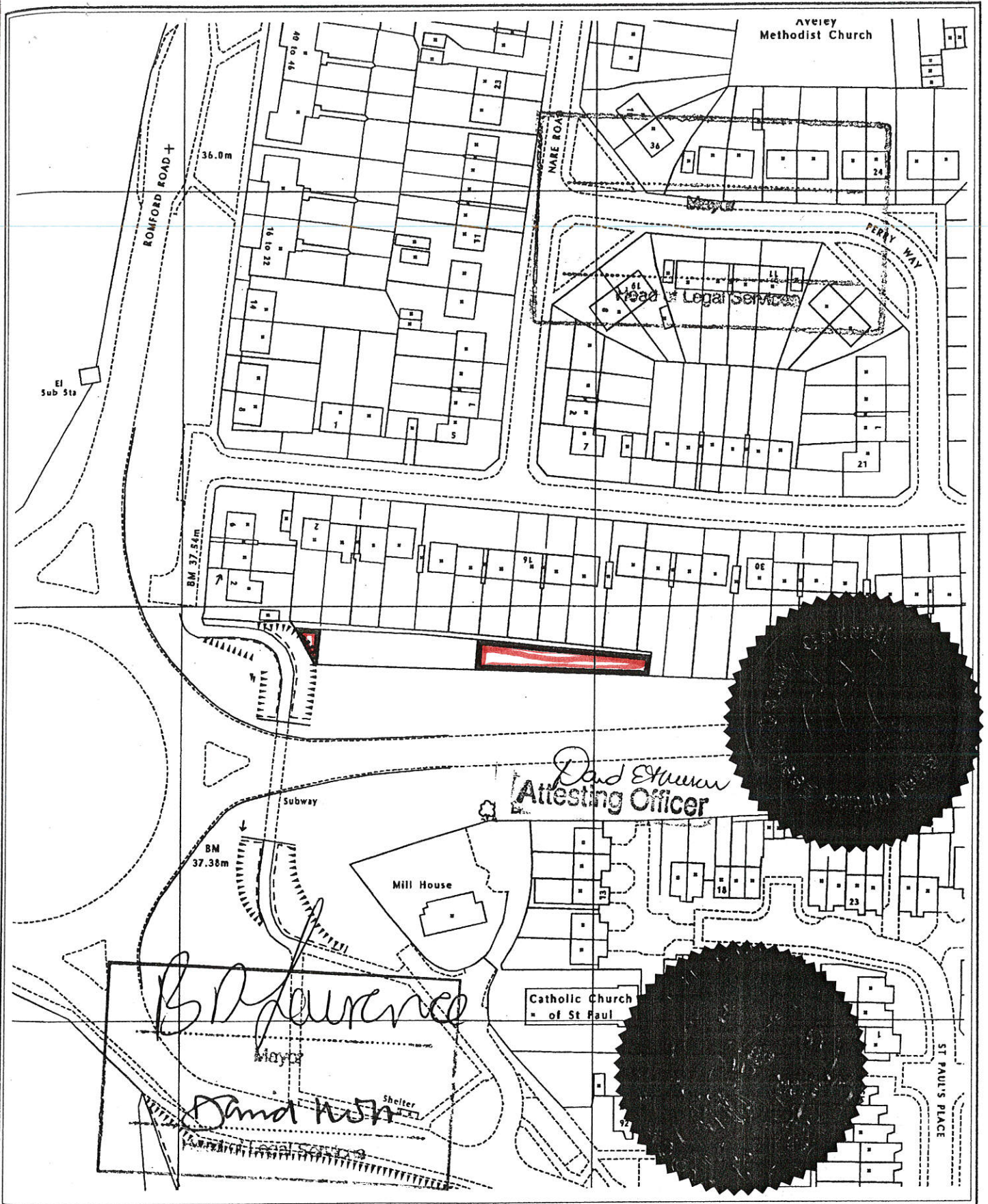
David N. Or




THE SCHEDULE
(Properties passing to Thurrock)

1. The land listed in the Annexure hereto (comprising two lever arch files marked "Local Government Reorganisation 1998 Thurrock Property Transfer Schedule Part 1" and Local Government Reorganisation 1998 Thurrock Property Transfer Schedule Part 2").
2. Land rear of 2-4, 8 and 14-24 Nethan Drive, Aveley shown edged red on Plans 1A and 1B attached hereto.
3. The Former Graham James Infant School shown edged red on Plan 2 attached hereto.
4. The Former Tilbury Fire Station shown edged red on Plan 3 attached hereto.

Thurrock final#2.doc
28.1.02




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 Essex County Council Property Services	project AVELEY LAND REAR OF NETHAN DRIVE	drawn PIU/RLG	property ref Nv 261
	drawing SITE PLAN	checked date NOV. 2000 scale 1 : 1250	o.s sheet TQ 5680 drawing no DP 9370 revision
	Property Services County Hall Chelmsford CM1 1LB Tel: (01245) 492211 Fax: (01245) 492781		

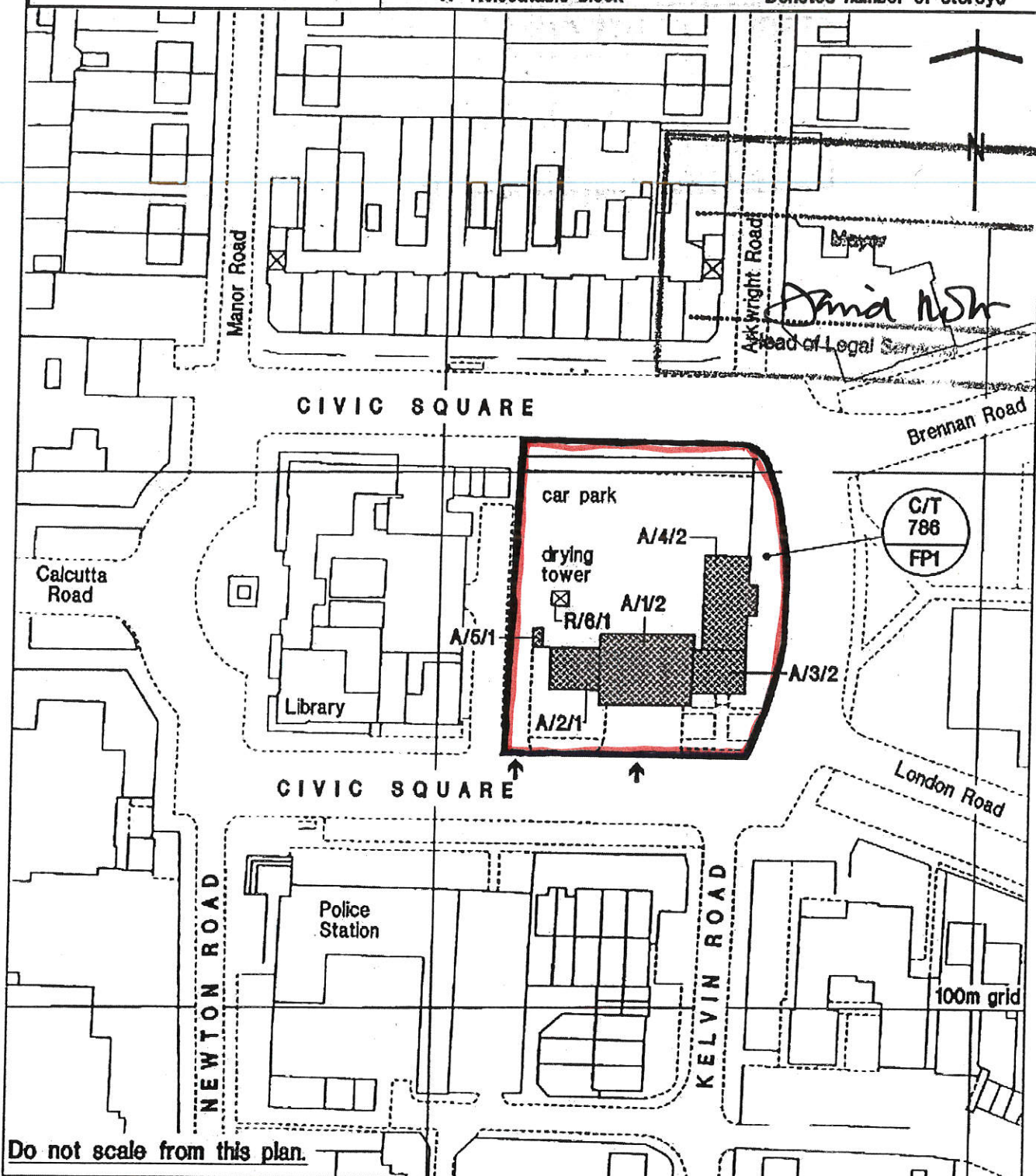


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 <p>Essex County Council Property Services</p>	project AVELEY LAND REAR OF 8 NETHAN DRIVE	drawn PIU/RLG	property ref Nv 261/1
	drawing SITE PLAN	checked date NOV. 2000	o.s sheet TQ 5680
	scale 1 : 1250		drawing no DP 9373
Property Services County Hall Chelmsford CM1 1LB Tel: (01245) 492211 Fax: (01245) 492781			

FOR HELP WITH DISPLAY PRESS F1

A to Z - Non-relocatable blocks
 R - Relocatable block
 A/1/2 Denotes sub-block number
 Denotes number of storeys



Do not scale from this plan.

Based upon the Ordnance Survey map with the permission of The Controller of Her Majesty's Stationery Office, © Crown copyright reserved. Licence No. LA76619.		Ordnance Survey map reference E64439 N76276	
TILBURY FIRE STATION - FORMER		District THURROCK	Property Reference Os 344
CIVIC SQUARE, TILBURY, ESSEX RM18 8AD.			

Essex County Council For use in conjunction with County PROperty Database (COPROP)

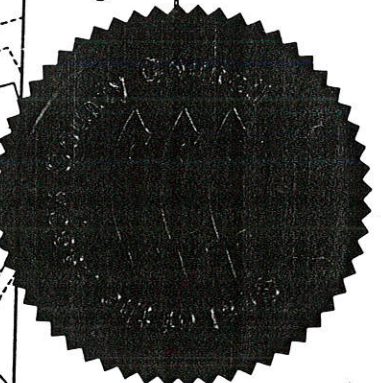
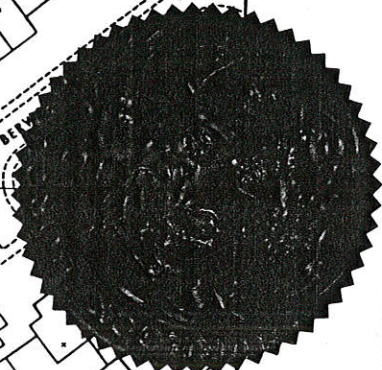
File: 00184.tif	Printed on 22-Jan-2002	Printed from the COPROP Site Plan Module (Property Services)	
Initial scan/survey	15-Mar-1989	Tenure is Freehold	
Partial Update	13-May-1997	Site area is .279	
Re-inspected	10-Nov-1994	Site Committee is FINANCIAL MANAGEMENT SUB	



David Etherson
 Attesting Officer



Brauer
Mayor
David W. H.
Head of Legal Services



CORRINGHAM ED

Corringham

CORRINGHAM AN

David Efferson