

AGENDA ITEM: 12 Pages 1 – 3

Meeting	Cabinet Resources Committee
Date	19 July 2010
Subject	128 Burnt Oak Broadway, Burnt Oak
Report of	Cabinet Member for Resources and Performance
Summary	To report the terms agreed for the sale of the freehold interest to the long leaseholder.

Officer Contributors	Simon Shaer – Valuer (Property Services)
Status (public or exempt)	Public
Wards affected	Burnt Oak
Enclosures	None
For decision by	Cabinet Resources Committee
Function of	Executive
Reason for urgency / exemption from call-in (if appropriate)	Not applicable

Contact for further information: Simon Shaer, Valuer (Property Services), 020 8359 7357, simon.shaer@barnet.gov.uk,

1. RECOMMENDATIONS

- 1.1 That the Council's freehold interest in 128 Burnt Oak Broadway, Burnt Oak, be sold to Mr Raj Mehta for the sum of £165,000 plus the fees detailed in this report.**

2. RELEVANT PREVIOUS DECISIONS

- 2.1 None.

3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

- 3.1 The Corporate Plan commits the Council to delivering better services with less money. A key principle of the medium term financial strategy is to continually review the use of Council assets so as to reduce the cost of accommodation year on year and to obtain best consideration for any surplus assets to maximise funds for capital investment and/or the repayment of capital debt. This proposal provides a capital sum to the Council and eliminates the cost of collecting the ground rent.

4. RISK MANAGEMENT ISSUES

- 4.1 If the proposed sale does not proceed the Council will not receive the capital sum and fees set out in this report.

5. EQUALITIES AND DIVERSITY ISSUES

- 5.1 The proposals have been considered and will not give rise to any issues under the Council's Equalities or Diversity policies.

6. USE OF RESOURCES IMPLICATIONS (Finance, Procurement, Performance & Value for Money, Staffing, IT, Property, Sustainability)

- 6.1 There are no procurement, performance and value for money, staffing, IT or sustainability implications. The financial and property implications are set out in section 8 below.
- 6.2 The price agreed with Mr Mehta represents best consideration and complies with the Council's obligation under S.123 of the Local Government Act 1972.

7. LEGAL ISSUES

- 7.1 None, other than as referred to in the body of the report.

8. CONSTITUTIONAL POWERS

- 8.1 The Council's Constitution in Part 3, Responsibility for Functions, states in paragraph 3.6 the functions delegated to the Cabinet Resources Committee including all matters relating to land and buildings owned, rented or proposed to be acquired or disposed of by the Council.

9. BACKGROUND INFORMATION

- 9.1 The subject property is a retail unit below two floors of residential units. The property is held by a Mr Raj Mehta on a long lease from 25 March 1926 for 99 years.

9.2 Terms have been agreed for the sale of the freehold interest to the head lessee for the sum of £165,000.

9.3 In addition to the offer price noted above, the head-lessee/purchaser will pay the Council's legal and valuation costs as detailed below.

Legal	£4,125
Valuation	£1,500

10. LIST OF BACKGROUND PAPERS

10.1 None.

Legal –SWS

CFO – NM