

MEETING**BUDGET AND PERFORMANCE OVERVIEW AND SCRUTINY COMMITTEE****DATE AND TIME****THURSDAY 25TH OCTOBER, 2012****AT 7.00 PM****VENUE****HENDON TOWN HALL, THE BURROUGHS, NW4 4BG**

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
6.	COMMERCIAL PROPERTY INCOME	1 - 4

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VOIDS

PROPERTY REPORT APPENDIX

Key performance indicator Rental Voids *

Type of property	Number	Rent	Voids over 12 months	%
Retail units	101	1,144,924	0	0.00%
Industrial units	31	430,470	0	0.00%
Offices	22	1,058,875	1	4.55%
Sports	47	422,844	0	0.00%
Total voids/ Weighted average %	201	3057113.08	1	0.50%

Category	Qtr 1 target	Actual % Q1	Qtr 2 target	Actual % Q2	Qtr 3 target	Actual % Q3
	0.50%					
Rental voids	4.90%		4.90%		4.90%	

* Previously let properties
3.5.2012- all previously let vacant properties are under offer

Valuer	Comments	PI	Type	01/12/2011 - updated	01/02/2012 - updated	01/05/2012 - updated	01/06/2012 - updated	01/09/2012 - updated	Projected Costs
Valuers 1.4.12 PI SCHEDULE									
Barnat Cote Land	Poor quality agricultural land - greenbelt		Agric			Reliant on the outcome of Agricultural Review			
Brenty Park former visitor centres/ps	Secured					Land to be openly marketed new letting			
Burtonhole Lane -former Finchley Nurseries	SL		Agric		surrendered by operational law	Land to be openly marketed new letting			
Burtonhole Lane (Upper Winches) 1&2	SL		Agric			Land to be openly marketed new letting			
Cedar Court			land	awaiting management plan from Greenspaces					
Cherry Tree Wood Park Keeper Store	RM			greenspaces to confirm future use.		Draft lease out and discussing planning application			
Cherry Tree Wood Pavilion	SS		Cafe	Marketing		CAB. negotiating terms.			
Church End 44	Y		Office	CAB considering					
Claremont Way Industrial Estate 2	SS		Industrial	Marketing		Draft lease out. legal issues to resolve.			
Clitterhouse Depot, Claremont Road, NW2			Industrial	Hold pending regen		New interest as a satellite depot too			
Cricklewood Lane 170	AW	Y	Retail			under offer		Marketing	
Darlands- agricultural land	SL		Agric			In absence - related to lighting costs.			
Fairmead Crescent, Stonefields Park, Wadkabin.			Community	derelict building, no interest		To revisit			
Friary House Offices, Friary Road N13			Office	hold pending library review		considering for library re-provision			Future letting or whether Friary House to be reviewed
Friary House Room PS3 & R1,2,3	GRC		Office			Vacant garden land being registered prior to possible disposal			
Jubilee Gardens, Wood Street EN5	SS?		Sports						
King George Fields pavilion, Tudor Road			Other	hold pending regen		Hold for regen			
Lacey Drive - site of former power house, HA8	SR		Store	Attempting to complete lease		To revisit			
Meat Mount OS storage building & WCs			Pavilion	awaiting JW leisure strategy for park		Awaiting strategy			
Montrose Playing Fields- former engine shed	SS		Shop	Under offer		Waiting landlord's licence			
Nether Street - Mobility Shop-Arts Depot			Community	marketing to commence		Draft lease			
Old Court House cafe	GC		Retail	Signed heads of terms		Under offer. DPR in circulation			
Quinta Club, Mays Lane	AW		Shop	Being marketed		Under offer. New DPR about to be circulated			
The Concourse 11	AW		Store	Derft lease out - completion estimated Jan		Back room awaiting completion of front room			
The Concourse 16a	AS		agricultural land	considering offer from adj owner		To be marketed			
The Concourse, Gainsborough Centre (back rooms)	SL		Cafe	Under offer		Interested party - not under offer			
The Thrift	SS	Y	Sports	Not previously let					Terms agreed. First floor completed, Ground floor under offer
West Hendon Playing Fields - former Carol Winfield pt gr-kw	SS		Sports	Not previously let					
Tudor Park Pavilion	DB		Sports	Not previously let					
Woodfield Park bunker									
Woodhouse Road 38b (LEFT)									

Address	Valuer	Comments	Comments	Comments	Comments	Projected Costs
PENDING SALE						
Barnet Hill School -cabin	AW	Vacant pending Regen decisions	considering sale of building only!	01/05/12	01/06/12	
Barnet Hill School house	AW	Vacant pending Regen decisions	Temporary letting	Temporary letting		
Broadfields -surplus school land		Programme for disposal completed, and agreed with Craig, particulars in preparation. Exchange anticipated this year with completion 2012, due to occupation by contractors and temporary school use	Marketing for freehold disposal	CRC approval 4th April, awaiting dtes consent, consent achieved , marketing on conditional basis to commence		
Church Farmhouse Museum	SL	Future under review	Marketing for freehold disposal	tender closing 4-5-2012		considering short term letting due to poor results of marketing
Danegrove Playing fields, Cat Hill	SL			explored 2010/11 through CRC- changing legislative position - back with Education to take a view on their resource		
East Road former Child Guidance Centre	SS			bid accepted, subject to planning		Securesite-Temp alarm @ East Road 12/13 £2.5k bal £1,907.
Edgware land except Site 3b	SR	pending disposal		pending disposal		
Dryfield Road, Watling Boys Club	RM	Fairview have withdrawn	£962k subject to planning offer from Turnhold awaiting Council approval (DPR or CRC query).	Under Offer – Legal instructed	Turnhold proceeding	I have inspected the site as requested. I estimate a cost of £1,080 to cut back the overhanging vegetation to the outside of the boundary fence and cut & clear a 2m swathe from the gate to the main entrance. Chris Clarke 29.08.2012. LO-Linbrook-4 months plant hire-Dryfield £1,280 bal £16.50;
Fordham Road garage, Fordham Road ENS	AW	Used for storage still?				
Hendon Football Club	RM	CRC 28.7.11. Appraisal completed, terms agreed at £2.8m plus average. Possible exchange before end of financial year	subject to lease, pending disposal			
Northway Fairway -surplus school land	SR	PSCP - Subject to appropriate consents being obtained. Recoup fencing costs from capital receipt-check Finance. Being marketed		awaiting consent, CRC to remarket 4-3-2012		
Nursery Approach, N12-land nth side/east Compton Academy	GC	Title issues				
Pavillion way	GC	Further approval needed. Not available without significant planning legal and policy decision	hold pending development options			Awaiting feedback from developers
Stanley Road Playing fields	SL	Receipt dependent on planning, £1-3m. Expression sof interest invited	pending disposal			Negotiating options with Sport EFF and developers
Trott Road - land at	JE	Allotments, considering legal issues	holding for alternative options			
Tapster/Moxon Street	GC	PS negotiating with adjoining owner	pending disposal			
Victoria Avenue Garage N3 1BD	AW	Under offer	negotiating disposal		Marketing 99 year lease - to review in one month	
Victoria Park Lodge, N3	AS					LB Harrow PO 4400184492 Victoria Park and Oakhill Lodge Limit order £5,000 balance £4,046.52 and J.O'Leary & Son PO 4500055313 Gate&Fence Repairs-Vic Pk Ldg £ 425.00 and Securesite PO 4500055323 -Victoria Pk Lg-secure opening £1,620.00
Whitings Hill - surplus school land	SR	PSCP - Subject to appropriate consents being obtained	pending disposal	Harrow seeking clarity from Charity Commission re use of disposal funds		
Jubilee Gardens - land adjacent Wood street	AS		pending disposal	schedule 1 consent achieved, to be marketed		
				site		

Removed	Date
Dove House, Bunns Lane	Surrender 4.5.12
Harwood House	Completed sale 4.5.12
Homefield 36	Lease 20.7.12
Rainbow Centre, Dollis Valley	Lease 27.7.12
The Grange Community Centre	Lease 23.5.12
West Hendon Playing Fields - former Carol Winifred Part)	Lease 3.5.12