

	<p style="text-align: center;">Assets, Regeneration and Growth Committee</p> <p style="text-align: center;">30 November 2015</p>
<p style="text-align: center;">Title</p>	<p style="text-align: center;">30a, 30b,30c Alexandra Road N10 Appropriation of the land to the Council's Housing Revenue Account</p>
<p style="text-align: center;">Report of</p>	<p>Chief Operating Officer</p>
<p style="text-align: center;">Wards</p>	<p>Coppetts Ward</p>
<p style="text-align: center;">Status</p>	<p>Public</p>
<p style="text-align: center;">Urgent</p>	<p>No</p>
<p style="text-align: center;">Key</p>	<p>No</p>
<p style="text-align: center;">Enclosures</p>	<p>Appendix A – Drawing Number 24444-1Location plan</p>
<p style="text-align: center;">Officer Contact Details</p>	<p>Glenn Miller, Director of Estates and Valuation, Customer and Support Group (CSG) - Glenn.Miller2@capita.co.uk</p> <p>George Church, Principal Valuer, Property Services George.church@barnet.gov.uk</p>

<p style="text-align: center;">Summary</p>
<p>The report seeks approval for the appropriation of 30a, 30b, 30c Alexandra Road to housing use as identified and edged red in Appendix 1. Thereafter to be held in the Housing Revenue Account (HRA) (Non General Fund) having previously been appropriated for planning purposes to facilitate the construction of three new houses, the land being previously held in the General Fund.</p> <p>The recommendations in this report concern a previously dis-used Barnet Council housing estate car park which was held in the HRA account. Cabinet Resources Committee on 24 June 2013 resolved to appropriate the land for planning purposes to facilitate the building of new homes on the site in accordance with planning permission.</p> <p>Building of the new homes is now complete so the land now needs to be appropriated back into the Housing Revenue Account.</p>

Recommendations

That the Committee approves the decision to appropriate the land and premises comprising 30a,b,c, Alexandra Road as set out in Appendix 1 for housing use and thereafter to be held in the Council's Housing Revenue Account.

1. WHY THIS REPORT IS NEEDED

- 1.1 The report is needed because the land and premises comprising 30a, b, c, Alexandra Road needs to be appropriated to housing purposes following its previous appropriation for planning purposes following the completion of the development, and be transferred back from the General Fund to the Council's Housing Revenue Account.

2. REASONS FOR RECOMMENDATIONS

- 2.1 To enable the new houses to be appropriated for housing use and thus used on the site for housing and accounted for in the Council's Housing revenue Account.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 This is a case where there are no alternative options. The land used as housing is required to be held by the Council in the Housing Revenue Account.

4. POST DECISION IMPLEMENTATION

- 4.1 The Council will alter its Asset Register to move the properties to the Housing Revenue Account.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 Section 3 of the Council's Corporate Plan 2015-2020 sets out Barnet's vision for 2020 that the Council will build new houses that residents need and which will increase local revenue streams. This paper seeks authority for the last step concerning such a development of new homes to appropriate the houses to the Council's Housing Revenue Account.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.2.1 When land and property is appropriated between the HRA (Non General Fund) and the General Fund, adjustments are required to reflect the change in the HRA capital financing requirement. The adjustments are at certified value, determined by the District Valuer or a qualified Valuer employed by the Council. In this case, the value of the newly constructed properties has been determined at £1.730m.

5.2.2 The adjustment required will result in an increase in the HRA debt and a corresponding decrease in the General Fund debt. There will also be a reduction in the HRA headroom. In this case, the HRA debt will increase by £1.730m, whilst the General Fund debt will decrease by a corresponding amount.

5.3 Social Value

5.3.1 The Council's Estates Strategy 2011-2015 sets out its commitment to continually review the use of Council assets so as to reduce the cost of accommodation year on year.

5.3.2 The proposals in this paper will assist towards the Council's vision for the year 2020 set out in its Corporate Plan for 2015-2020, that residents will see a responsible approach to regeneration, with thousands of new homes built and job opportunities created.

5.4 Legal and Constitutional References

5.4.1 The Council has power under S122 of The Local Government Act 1972 to appropriate land from one statutory purpose to another where:

- (i) The land is no longer required for the purpose for which it is currently held: and
- (ii) The purpose for which the land is to be appropriated is one for which the authority is empowered to acquire land by agreement.

The land meets the requirements and is now no longer needed for planning purposes.

5.4.2 In accordance with the Council Constitution, Responsibility for Functions Annex A –The Assets Regeneration and Growth Committee has responsibility for “Asset Management – all matters relating to land and buildings owned, rented or proposed to be acquired or disposed of by the Council”.

5.4.3 The Council Constitution, The Management of Asset, Property and Land Rules, Appendix 1, Table A sets out the authorisation thresholds and requires the disposal of an asset to be authorised by the Assets Growth and Regeneration committee.

5.4.4 The Chief Operating Officer/Director of Finance pursuant to the powers set out in the Council's Financial Regulations has responsibility for the provisions of the Accounts and Audit regulations in respect of the need to maintain an adequate and effective system of internal audit of the Council's accounting records and of its system of internal controls in accordance with proper internal audit practices (Accounts and Audit Regulations2003).

5.5 Risk Management

5.5.1 This paper deals with Assets Regeneration and Growth Committee giving

authority for a decision to appropriate the land from planning purposes to housing use and to reflect that decision by an internal Council process to transfer the asset from the General Fund to the Housing Revenue account. There is no risk in that process as it is not controversial to the public and completes the process which commenced with the Cabinet Resources Committee decision of the 24th June 2013 and the accountancy aspect will be dealt with by the Council's staff as an administrative process.

5.6 Equalities and Diversity

- 5.6.1 The 2010 Equality Act outlines the provisions of the Public Sector Equalities Duty which requires Public Bodies to have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010
 - advance equality of opportunity between people from different groups
 - foster good relations between people from different groups

The broad purpose of this duty is to integrate considerations of equality into day business and keep them under review in decision making, the design of policies and the delivery of services

- 5.5.2 This matters concerns an administrative process by the Council's staff upon which the Equality Act has no bearing.

5.7 Consultation and Engagement

- 5.7.1 None relevant to this administrative process that is to be carried out by Council staff.

5.8 Insight

- 5.8.1 The Council's awareness of the increasing population of the Borough has made it wish to provide additional housing in the borough and development of parcels of land by Barnet Homes, as in this case, has been enabled by the retention of the proceeds of house sales in accordance with recent legislation.

6. BACKGROUND PAPERS

- 6.1 Cabinet Resources Committee 24 June 20103 resolved:

That the committee agree that the land at Alexandra Road shown edged red on the plan in Appendix 1 is no longer required for the purpose for which it is currently held and is appropriated for planning purposes to facilitate the building of the new homes in accordance with the planning permission.

<http://barnet.moderngov.co.uk/documents/g7457/Public%20reports%20pack%2024th-Jun-2013%2020.00%20Cabinet%20Resources%20Committee.pdf?T=10>