## **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		Actual % Q3
	0.50%					
Rental voids	4.90%		4.90%		4.90%	
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<sup>\*</sup> Previously let properties

<sup>3.5.2012-</sup> all previously let vacant properties are under offer

Voids 1.4.12 PI SCHEDULE	Valuer	Comments	PI	Туре	01/12/2011 -updated	01/02/2012 -updated	01/05/2012 updated	01/06/2012 updated	01/09/2012 updated	Projected Costs
Barnet Gate Land		Poor quality agrciultural land - greenbelt		Agric			Reliant on the outcome of Agricultural Review			
Brent Park former visitor				Agric						
centre/pcs  Burtonhole Lane -former	01	Secured		Accide		surrendered by operational	Land to be openly marketed new letting			
Finchley Nurseries Burtonhole Lane (Upper Winches) 1&2	SL	Vacant agricultural - new		Agric		law	Land to be openly marketed new letting			
Cedar Court		letting proposed		Agric	awaiting management					
Cherry Tree Wood Park Keeper Store	RM	greenspaces to confirm		land	plan from Greenspaces					
Cherry Tree Wood Pavilion	SS	future use.		Café	Linder offer		Draft lease out and discussing planning application			
Church End 44		Marketing	Υ		Under offer		CAB, negotiating terms.			
Claremont Way Industrial Estate 2	SS	Vacated		Office	CAB considering		Derfile and the self-investor and the			
Clitterhouse Depot, Claremont Road, NW2				Industrial Industrial	Marketing Hold pending regen		Draft lease out.legal issues to resolve.  New interest as a satellite depot too			
Cricklewood Lane 170	AW	Vacated	Υ	Retail	, Eg		under offer		Marketing	
Darlands- agricultural land	SL			Agric			In abeyance - related to lighting costs .			
Fairmead Crescent, Stoneyfields Park portakabin		To market again		Community	derelict building, no interest		To revisit			
Friary House Offices, Friary Road N13		Marketing imminent		Office	hold pending library review		considering for library reprovision			
Friary House Room PS3 &R1,2,,3	GRC	Vacated by Barnet Lone Parents		Office					Friary House to be reviewed	
Jubilee Gardens, Wood Street EN5							Vacant garden land being registered prior to possible disposal			
King George Fields pavilion, Tudor Road	SS?	derelict, considering viability of reletting		Sports						
Lacey Drive - site of former power house, HA8	SR	to be demolished		Other	hold pending regen		Hold for regen			
Moat Mount OS storage building & WCs	DB to be reallocate	Vacant - Property Services paying		Store	Attempting to complete lease		To revisit			
Montrose Playing Fields- former engine shed		Green spaces using for storage		Pavilion	awaiting JW leisure strategy for park		Awaiting strategy			
Nether Street - Mobility Shop-Arts Depot	SS	Ascertaining viability of Council carrying out some		Shop	Under offer		Wating landlord's licence			
Old Court House cafe	SS	Vacated 7 Feb 2012				Marketing	Draft lease			
Quinta Club, Mays Lane EN5	GC	Awaiting input form legal on village green		Community	marketing to commence		village green confirmed, considering for satellite depot	Onceroner the		
The Concourse 11	AW	Repossessed -non- payment of rent		Retail	Signed heads of terms		Under offer. DPR in circulation	prosepctive tenant may need planning application		
The Concourse 16a	AW	Vacated 5.10.11		Shop	Being marketed		Under offer. New DPR about to be circulated	Under offer. DPR in circulation		
The Concourse, Gainsborough Centre (back rooms)	AS	Geoff Evans. Heads of Terms will be sent out when invoice is ready.		Store	Darft lease out - completion estimated Jan		Back room awaiting completion of front room			
The Thrift	SL			agricultural	considering offer from adj		To be marketed	Documents for marketing to be prepared.		
West Hendon Playing Fields - former Carol Winifred pt gr-lower	SS	Possession gained 20/03/10. To be remarketed straight away.	Y	Café	Under offer				Terms agreed. First floor completed, Ground floor under offer	
Tudor Park Pavilion	SS	Under offer		Sports	Not previously let		Inerested party - not under offer			
Woodfield Park bunker		Awaiting input from JW		Sports	Not previously let					
Woodhouse Road 36b	DB (LEFT)	Threshold Centre to vacate Feb 2012								

Address	Valuer	Comments	Comments	Comments	Comments	Projected Costs
PENDING SALE				01/05/12	01/06/12	
Barnet Hill School -cabin	AW	Vacant pending Regen decisions	considering sale of building only!	Temporary letting	0.700/12	
Barnet Hill School house	AW	Vacant pending Regen decisions	Temporary letting	Temporary letting		
		Programme for disposal completed, and agreed with Craig, particulars in preparation. Exchange anticipated this year with completion 2012, due to occupation by contractors and		CRC approval 4th April, awaiting dfes consent, consent achieved, marketing on conditional basis to		
Broadfields -surplus school land		temporary school use	Marketing for freehold disposal	commence		considering about torm letting due to peer regulte of
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		Comments Towns along @ Foot Door 40/40 CO 51 hou
East Road former Child Guidance	00		CDC = 21 2014	hid accepted subject to planning		Securesite-Temp alarm @ East Road 12/13 £2.5k bal
Centre	SS	nonding diaposal	CRC nov 2011	bid accepted, subject to planning		£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	AW	11		Ī		
Road EN5	Avv	Used for storage still?				
Hendon Football Club	RM	CRC 28.7.11. Appraisal completed, terms agreed at £2.8m plus overage. Possible exchange before end of financial year	subject to lease, pending disposal			
Northway Fairway -surplus school land	SR	PSCIP - 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 significamt 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 EF 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		W 1 (1 00 1	
Victoria Avenue Garage N3 1BD	AW	Under offer	negotiating disposal		Marketing 99 year lease - to review in one month	
Victoria Park Lodge, N3	AS			Harrow seeking clarity from Charity Commision re use of disposal funds		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	PSCIP - Subject to appropriate consents being obtained	pending disposal	schedule 1 consent achieved, to be marketed		
Jubilee Gardens - land adjacent Wood street	AS		pending disposal	site		
	1					
	1					
	1					

Removed	Date		
Dove House, Bunns			
Lane	Surrender 4.5.12		
	Completed sale		
Harwood House	4.5.12		
Homefield 36	Lease 20.7.12		
Rainbow Centre,	Lease 27.7.12		
Dollis Valley	Lease 21.1.12		
The Grange	Lease 23.5.12		
Community Centre	Lease 23.3.12		
West Hendon Playing Fields - former Carol Winifred Part)			
]	Lease 3.5.12		