

AGENDA ITEM: 9

Page nos. 26 – 29

Meeting	Cabinet Resources Committee
Date	10 February 2004
Subject	Land at Grahame Park Way, NW9
Report of	Cabinet Members for <ul style="list-style-type: none">• Resources• Performance, Partnerships & Best Value
Summary	To consider the freehold or leasehold sale of the land at Grahame Park Way, NW9.

Officer Contributors	Rob Colville, Valuer
Status (public or exempt)	Public – with a separate exempt report.
Wards affected	Colindale
Enclosures	Site plan
For decision by	Committee
Function of	Executive
Reason for urgency / exemption from call-in (if appropriate)	N/A

Contact for further information: Rob Colville, Valuer – 020 8359 7363

1 RECOMMENDATIONS

- 1.1 That the freehold or long leasehold sale of the land at Grahame Park Way be approved in principle, and the appropriate chief officers be instructed to offer the site for sale by non-binding tender in accordance with the procedures set out in the Constitution, reporting the outcome to a future meeting of the committee for further consideration.**

2. RELEVANT PREVIOUS DECISIONS

- 2.1 None.

3 CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

- 3.1 The Corporate Plan commits the Council to 'plan and manage land use and development in Barnet enhance quality of life and provide tangible benefits for the community.' The proposals in this report will achieve this by disposing of surplus land to realise a useable capital receipt.

4 RISK MANAGEMENT ISSUES

- 4.1 The Head of Highways and Design considered whether this land may be needed if tentative ideas about a road link between Grahame Park and Fiveways Corner was to be adopted as a Council scheme. However, at this stage there are no definitive plans or timetable for delivery and no budgetary provision. It is considered that the benefit of a capital receipt outweighs the extremely vague possibility that the land may be included in a road scheme at some future date.

5 FINANCIAL, STAFFING, ICT AND PROPERTY IMPLICATIONS

- 5.1 A potential capital receipt in the sum set out in the exempt report.
- 5.2 There are no staffing or ICT implications. The property issues are set out below.

6. LEGAL ISSUES

- 6.1 None.

7. CONSTITUTIONAL POWERS

- 7.1 Constitution – Council Procedure Rules – Financial Standing Orders & Rules for Disposal of Land and Real Property.

8. BACKGROUND INFORMATION

PROPERTY DESCRIPTION

- 8.1 The Council owns the freehold interest in a parcel of land amounting to approximately 0.1 hectares (0.25 acres) on the eastern side Grahame Park Way adjacent to the 13th Hendon Scout building. The land, which previously formed part of the scout site until recently surrendered, is now unoccupied. It is a level site which backs on to the Thameslink railway line. The site is close to the boundary of the Grahame Park housing estate regeneration area.

PLANNING/USE ISSUES

- 8.2 Located in close proximity to a light industrial estate and a scout hut, the site is suitable for development for further B1/light industrial or storage uses and probably for a variety of community related uses. Its location next to the railway means that residential development is unlikely to be achievable.
- 8.3 There has been previous interest from occupiers of the adjacent industrial estate to acquire the land for the purposes of expanding their businesses. It is anticipated that there will continue to be interest in using the land for B1 development and therefore it would readily sell if offered for freehold sale.
- 8.4 It is not often that non-residential development sites but which are suitable for community type uses become available for sale. Even though suitable for community use, it is doubtful whether most community organisations could compete with the market for B1 use if the site is sold freehold. However, such organisations may be able to put in competitive offers if the site is available on a leasehold basis.
- 8.5 Inviting offers for both a freehold or a leasehold sale will give the Committee the opportunity of considering all bids and deciding which provides most advantage.
- 8.6 All Heads of Service have been consulted and, subject to the comment in 4.1 above, have confirmed that the land is not suitable for current or future service delivery needs.

METHOD OF DISPOSAL

- 8.7 It is known that there is a market for small B1/light industrial development sites. The site could be offered for sale at auction. This would probably achieve a quick disposal but it is likely that most community organisations would be unable to offer sufficient to be competitive bidders. The alternative is to offer the site for sale by non-binding tender in accordance with the rules set out in the Constitution. Offers can be invited on both a subject to planning basis or unconditionally and either freehold or leasehold. This method will

allow a wider market to submit offers and outline schemes for the Committee's further consideration. For this reason sale by non-binding tender is recommended as being the appropriate route.

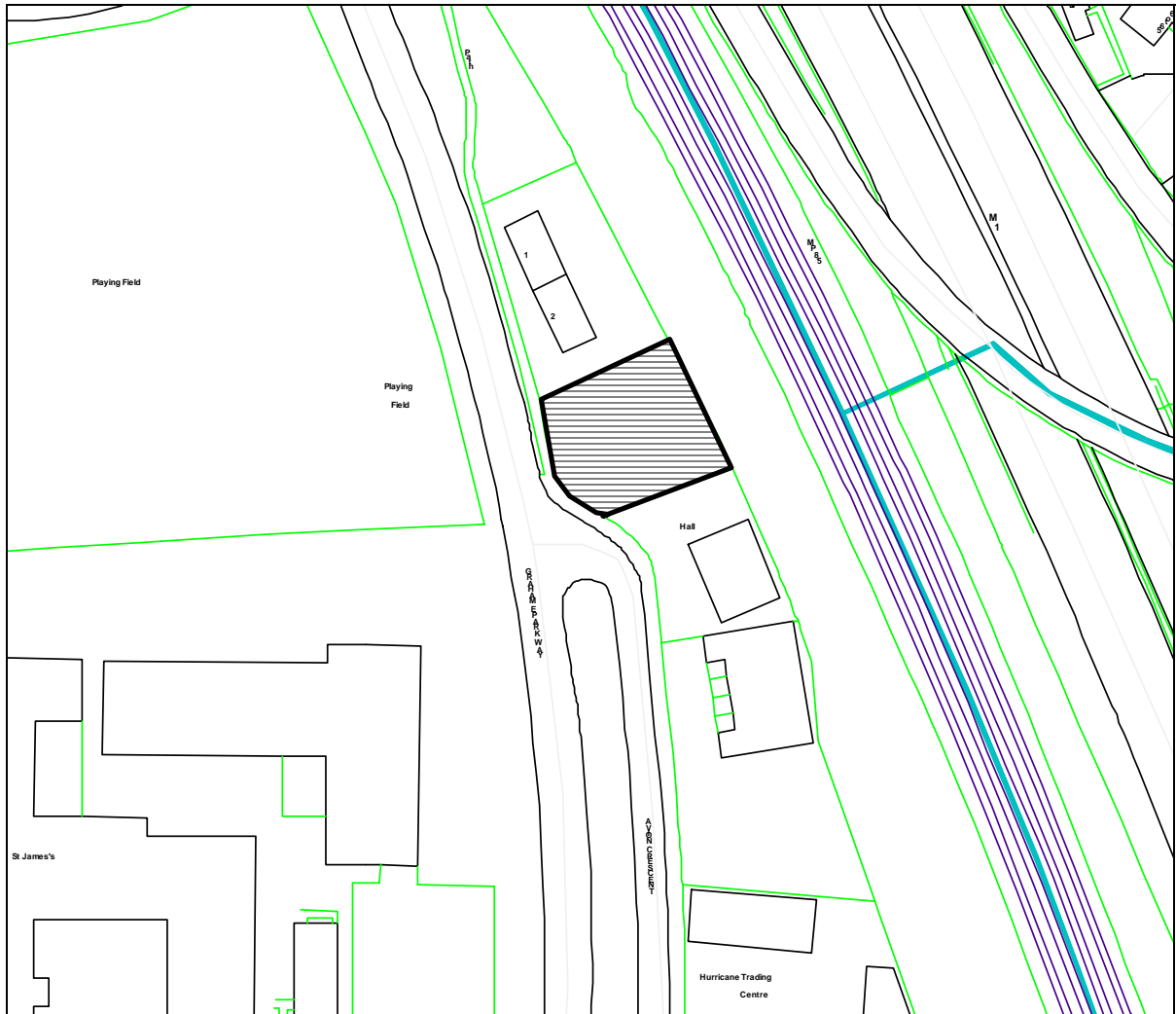
9 LIST OF BACKGROUND PAPERS

8.1 None.

MO: DVP

BT: CM

SITE AT GRAHAME PARK WAY – APPROXIMATE LOCATION



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NOT TO SCALE