

AGENDA ITEM: 9

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Meeting	Cabinet Resources Committee
Date	17 March 2005
Subject	The former Watling Boys Club
Report of	Cabinet Member for Resources Cabinet Member for Performance, Partnerships and Best Value
Summary	To report the outcome of the tender invitation and to seek approval to the next phase of the process.

Officer Contributors	David Stephens, Chief Valuer and Development Manager
Status (public or exempt)	Public
Wards affected	Burnt Oak
Enclosures	None
For decision by	Committee
Function of	Executive
Reason for urgency / exemption from call-in (if appropriate)	N/A

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1. RECOMMENDATIONS

- 1.1 That the five tenderers listed in the exempt report be invited to work up scheme proposals for discussion with the Head of Planning and to submit final financial offers with the results being reported to a future meeting of the committee.**

2. RELEVANT PREVIOUS DECISIONS

- 2.1 Cabinet, 8th July 2004 resolved that, subject to obtaining vacant possession of the property, the freehold sale of the land at Dryfield Road for re-development be agreed, and for the property to be marketed for sale by non-binding tender by the Property Services & Valuation Group.

3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

- 3.1 The Corporate Plan commits the Council to plan and manage land use and development in Barnet to enhance the quality of life and provide tangible benefits for the community. Depending upon the option chosen, the proposals in this report could result in the achievement of a community benefit and a capital receipt, which could be used to assist in funding the capital programme.

4. RISK MANAGEMENT ISSUES

- 4.1 The five selected tenderers will be set deadlines by which to prepare their schemes, have discussions with the Head of Planning and submit their final offers. The successful tenderer will be expected to exchange contracts conditional only upon the grant of planning permission for its agreed scheme.

5. FINANCIAL, STAFFING, ICT AND PROPERTY IMPLICATIONS

- 5.1 There are no ICT or staffing issues.
- 5.2 The financial implications are set out in the exempt report.
- 5.3 The property issues are set out below.

6. LEGAL ISSUES

- 6.1 None.

7. CONSTITUTIONAL POWERS

- 7.1 Constitution – Part 3 - Responsibility for Functions – Section 3.6 Functions delegated to the Cabinet Resources committee – All matters relating to land and buildings owned, rented or proposed to be acquired or disposed of by the Council.

8. BACKGROUND INFORMATION

- 8.1 Possession of the premises was regained in September 2004, with the youth sporting element of the former Watling Boys Club having been transferred to the Burnt Oak Sports Centre.

- 8.2 In accordance with the decision of the committee on 8th July 2004, the property was widely marketed, inviting interested parties to submit tender offers and scheme proposals for either the refurbishment or redevelopment of the site together with a financial offer for the freehold or long leasehold acquisition of the premises.
- 8.3 Tenderers were asked to submit plans and drawings of their scheme proposals, together with information as to how such proposals would accord with the conservation area status. Tenderers were also asked to include an outline programme of delivery and a financial offer.
- 8.4 By the closing date 36 submissions had been received. The detail of the submissions and comments thereon are set out in Appendix A and in the exempt report.
- 8.5 The purpose of inviting tenders for either the freehold or the grant of a lease was to give community and similar groups, which could not normally compete with developers on price, an opportunity of putting in leasehold bids which, whilst delivering a lower capital sum to the Council, would leave the latent development value with the Council for future realisation. It can be seen from the attached Appendix A that there was a significant number of offers from community groups and religious organisations but few opted for the leasehold alternative. The consequence is that the gap between these offers and the higher offers cannot be justified in financial terms.
- 8.6 There is an obvious demand for land and premises from community and religious groups. At its meeting on 10 February the Committee agreed that two properties suitable for a variety of purposes, including community type uses (land at Grahame Park Way, and the Deansbrook Centre, Deansbrook Road) be offered for disposal either freehold or leasehold. Neither of these is likely to command the same development value as the Dryfield Road site and therefore community and other groups will be able to more effectively compete in the bidding.
- 8.7 The offers from the five highest bidders are subject to planning. The scheme proposals submitted so far are insufficient to say whether or not a planning permission is likely to be recommended for approval. It is recommended therefore that these five be invited to develop their schemes further in consultation with the Head of Planning and submit final offers for consideration by a future meeting of the committee.

9. LIST OF BACKGROUND PAPERS

- 9.1 None.

BS: DVP

BT: CM

APPENDIX A

Bid No.	TENDERER	PROPOSAL	PLANNING COMMENT	OTHER COMMENT
1	Noam Primary School	Redevelopment with a 3 storey primary school	Education use acceptable in principle. Pupil numbers may impact on parking/traffic issues.	No delivery programme. Freehold wanted. See bid 17 below.
2	Origin Housing Group	Residential redevelopment – 1 X 1 bed house, 2 X 3 bed houses, 8 X 1 bed flats, 14 X 2 bed flats, 2 X 3 bed flats.	Residential acceptable in principle subject to some community provision. This scheme would be an over-development and its current design would create unacceptable overlooking.	2 year delivery. Offer is subject to the receipt of social housing grant. Freehold wanted.
3	Faribourz Zamani	Refurbishment of the existing building to be used as an indoor play centre offering educational & IT courses for children.	Acceptable in principle.	No delivery programme. 15 year lease required.
4	Howarth Homes Plc	Conversion and extension of the building to provide a mixed-use development consisting of a ground floor community/meeting hall and 6 X1 bed flats and 4 X2 bed flats on three floors.	Acceptable in principle.	12 month delivery. Freehold required.
5	Baladia Leva Patel Sarvodal (UK),	Refurbishment of the existing building and the retention of the community use.	Acceptable in principle.	3 month delivery. Freehold required.
6	Safeland Plc	None given.	N/A	Non compliant offer.
7	Parkview Homes Limited	Refurbishment of the existing building and the retention of the community use as a day care centre and nursery facilities.	Acceptable in principle	3-6 month delivery. Freehold required. Would this housing developer seek to redevelop the site later?
8	Will-it Limited	Redevelopment to accommodate a 2/3 storey dual registered nursing home (in the region of 95 beds) and a general practice medical centre. The proposal indicates that the stream that currently flows through the site will be re-directed around the edge of the site.	The proposed use is acceptable in principle subject to loss of community use issues. The proposed scheme would need to be reduced to the rear in order to respect the visual and residential amenities of the properties to the east in Dryfield Road. The scheme lacks sufficient garden.	2 year delivery. Freehold required
9	Pavillion Developments Ltd (Off shore company)	Redevelopment to accommodate a 2/3 storey, 70 bed, care home. The scheme will involve part culverting of the stream.	The proposed use is acceptable in principle subject to loss of community use issues.	No delivery programme given. Freehold required.

10	Shree Swaminarayan Sidhant Sajivan Mandal "Kum Kum" (UK),	Refurbishment and extension of the building and retention of the community use as a permanent base from which to hold youth activities, give educational support for young children and providing a variety of sporting and non-sporting activities	Acceptable in principle.	No delivery programme. Seeking either the freehold or a 50 year lease.
11	Starfare Ltd	Redevelopment of the site to accommodate a 2-3 storey, 70 bed, care home. This will involve part culverting of the stream.	The proposed use is acceptable in principle subject to loss of community use issues.	No delivery programme. Seeking the freehold.
12	Tom Glaser	Redevelopment to provide three 2-storey blocks of flats. The number of flats is unspecified. Plus a replacement 2-storey community facility of a modern, fully equipped gymnasium and snooker club	The use as residential is acceptable in principle subject to loss of community use issues. The sports hall, gym and snooker hall would be unacceptable. The scheme proposed may be an over-development.	56 week delivery programme. Seeking the freehold.
13	Classgrade Ltd	Redevelopment of the site to accommodate 4 blocks of flats. The number of flats intended for is unknown	The use as residential is acceptable in principle subject to loss of community use issues. However, the proposal drawings appear to be an over-development.	No delivery programme. Seeking the freehold.
14	Just Learning Ltd	Redevelopment to provide a single storey children's nursery. It is the intention to operate the nursery as a community resource, building links with the Annunciation RC School and offering the Council up to 10 discounted places for children from disadvantaged backgrounds.	The use as a children's nursery is acceptable in principle	7 month delivery programme. Seeking the freehold. To accept discounted places may breach procurement rules.
15	Rockley Dene Homes Ltd	Redevelopment to provide a 3-storey 62-bed care home with nursing provision. The tenderer proposes to dedicate part of the accommodation to a combination of day care and respite care for service users from the immediate locality and who are deemed to be in need of assistance. The scheme will involve the full culverting of the watercourse.	The use is acceptable in principle. However, this would be dependent upon the user as may constitute a loss of a community use on the site. The current layout proposal would need to be amended.	No delivery programme. Seeking the freehold.

16	Trymax Investments Limited	Refurbishment and extension of the existing building for use as a drop-in/recreation centre for vulnerable adults, people with disabilities and registered charities.	The use as a drop-in/recreation hall for people with disabilities is considered acceptable. However, this would be dependent upon the user as it may constitute a loss of a community use on the site. The bulk and depth of the proposed extension is considered to be acceptable, subject to appropriate design.	1 year delivery programme. Seeking the freehold.
17	Noam Primary School	None detailed, but it is presumed that the scheme proposals will be similar or identical to those outlined in bid 1		See bid 1 above.
18	Huntingdon Foundation Ltd	No scheme proposals were submitted	N/A	Non-compliant offer.
19	Harvest Church	No site specific scheme proposals are detailed. However, the tenderer has supplied information as to their proposed usage, which includes family support, pastoral counselling services, as well as business and personal development.	The proposed use is acceptable in principle, subject to information on the type of community use, hours/days of use and numbers of users.	No delivery programme. The offer is not compliant.
20	Urban Evolution Limited	Redevelopment of the site to accommodate a specialist care unit for vulnerable mothers and babies, to be operated by a recognised Private Healthcare Organisation. The scheme also includes an additional building of 12 affordable flats.	The proposed scheme is acceptable in principle.	The scheme assumes involvement of LBB Social Care and a nominated RSL. No delivery programme. Freehold required.
21	Landmark Developers	No details provided.	N/A	Non-compliant bid.
22	Liberty Land Developments Ltd	Redevelopment to provide a residential care home with 48 bedrooms arranged in three clusters of 16 bedrooms. Includes a communal day room, kitchen and office facilities.	The proposed scheme is acceptable in principle. A three-storey building may be acceptable on the site subject to appropriate scale, bulk and design.	12/15 month delivery. Freehold required.
23	Islamic Association of North London	Refurbishment and extension of the existing building to provide social, cultural and welfare activities for the benefit of the local Muslim community. The games court will be used as a play area for youths and children and for car parking.	The use is acceptable in principle, subject to information on type of community use, hours/days of use, numbers of users and parking provision.	No delivery programme. Freehold required.

24	Telford Homes Plc	Redevelopment to provide 33 homes – 11 X 1 bed and 12 X 2 bed flats for sale, 2 X 1 bed, 2 X 2 bed and 3 X 3 bed flats for rent, and 1 X 1 bed and 2 X 2 bed flats for shared ownership.	A housing scheme would be acceptable in principle, subject to a S106 to secure community facilities on an alternative location or to secure improvements to other community facilities. Current layout would be unacceptable.	12 month delivery. Freehold required
25	New Life Assembly	Refurbishment and internal alterations to the existing building, and use as a school for children up to the age of 11 years.	The use of the existing building for a community purpose is acceptable in principle subject to parking issues.	9/12 month delivery. Freehold required
26	Universal Pentecostal Church	Refurbishment of the existing building for use as a church meeting hall and activity rooms with on-site parking.	The use of the existing building for a community purpose is acceptable in principle subject to parking issues.	2 month delivery. Freehold or long leasehold required
27	Shree Swaminarayan Satsang	Refurbishment and possible extension of the existing building for use as a temple for the local community. Includes youth and sports activities, cultural & religious teachings, careers advice, educational services and crèche facilities.	The use of the existing building for a community purpose is acceptable in principle subject to parking issues.	No delivery programme. Freehold required
28	Gaudiya Mission UK	Refurbishment of the existing building for use as a community and day centre. Activities would include language, religious classes, yoga classes and counselling.	The use is acceptable in principle, subject to information on the type of community use, hours/days of use, numbers of users and parking provision.	No delivery programme. Freehold required
29	Donald Johnston	Redevelopment to provide Independent Living Units to provide support for people with learning disabilities between the ages of eighteen and sixty five. A development of a 2/3 storey building with 30 apartments.	A housing scheme would be acceptable in principle, subject to community facilities issues. A three storey building may be acceptable on the site subject to appropriate scale, bulk and design.	12 month delivery programme. Freehold required
30	Cavendish School Ltd	Refurbishment of the existing building for use as an independent secondary school catering for pupils with emotional and behavioural difficulties and special educational needs.	The use is acceptable in principle, subject to information on hours/days of use, numbers of users and parking provision.	No delivery programme. Short lease followed by a freehold purchase. A non-compliant bid.

31	Caretech Community Services Ltd,	Redevelopment to provide a single storey eight person care home for people with physical and learning disabilities, a day centre/community hall building, a 2/3 storey block of 20 X 1 bed flats and a 2 storey block of 5 X 2 bed terraced houses.	The use is acceptable in principle subject to loss of community use issues. Existing layout is unacceptable. No amenity space has been indicated.	22 month delivery programme. Freehold required
32	Rex Chosen Ministries	Refurbishment of the existing building for use as a youth and community centre. The premises will also be used as a moral education centre.	The use is acceptable in principle, subject to appropriate design and further information, hours/days of use, number of users and parking provision.	No delivery programme. Freehold required
33	Islamic Centre Edgware	Refurbishment of the existing building to provide a facility for social care and welfare, spiritual care, education & training. The scheme also involves the construction of a second building on the site.	The use is acceptable in principle, subject to appropriate scale, bulk and design of the building and further information about hours/days of use, number of users and parking provision	No delivery programme. Freehold required
34	Genesis Housing Group	No information given – a residential redevelopment assumed.	N/A	A non-compliant bid.
35	Christ Embassy	Refurbishment of the existing building for use as a multi-purpose hall. The facility would be used for congregations, to provide computer and literacy training, nursery and youth facilities.	The use of the existing building for a community purpose is acceptable in principle, subject to information on hours/days of use, number of users and parking provision.	6 month delivery programme. Medium term lease or a freehold required
36	Kaber Estates Limited	Redevelopment to provide 15 X 1 bed flats, 7 X 2 bed flats, 3 X 3 bed flats, 3 X 2 bed houses, 2 X 4 bed houses. 9 units are to be affordable.	The use is acceptable in principle, subject to amendments with regards to general scale, bulk, design and overlooking, amenity space and parking provision issues. Consultation with Housing is required as to the range and mix of affordable housing.	20 month delivery programme. Freehold required