

AGENDA ITEM: 4

Page nos. 1 - 3

Meeting	Cabinet Resources Committee
Date	16 June 2005
Subject	Disposal of Deansbrook Day Centre, Deansbrook Road, Edgware
Report of	Cabinet Member For Resources Cabinet Member For Policy and Performance
Summary	To report the result of the marketing and tender invitation for the freehold sale of Deansbrook Day Centre

Officer Contributors	George Church, Principal Valuer, Property Services and Valuation Group
Status (public or exempt)	Public – with a separate exempt report
Wards affected	Burnt Oak
Enclosures	None
For decision by	The 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 tender offer from the Edgware Muslim Community Centre be accepted and that the appropriate Chief Officers be instructed to proceed with the freehold sale of the Deansbrook Day Centre to that organisation.

2. RELEVANT PREVIOUS DECISIONS

- 2.1 Resources Executive – 10 February 2005 – approved the freehold sale of the former Deansbrook Day Centre by way of non binding tender in accordance with the provisions of the Constitution and with the result thereof being reported to a future meeting of the Committee.

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”. The proposals in this report will do this firstly by achieving a capital receipt from the sale of the property which can be used to assist in funding the Council’s approved capital programme and secondly by the purchaser’s use of the premises as a day centre for community use.

4. RISK MANAGEMENT ISSUES

- 4.1 The risk of the purchaser failing to complete the purchase of the property has been minimised by due diligence enquiries being made by Council officers into the recommended purchaser’s financial status, which have revealed that the recommended purchaser appears to be solvent, and in a position to complete the purchase without delay.

5. FINANCIAL, STAFFING, ICT AND PROPERTY IMPLICATIONS

- 5.1 Details of the offers received are set out in the exempt part of the report.
- 5.2 There are no staffing or ICT issues. The property implications 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
- 7.2 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 The property was offered for sale by non binding tender inviting offers for the purchase of the freehold or the grant of a long lease. The marketing particulars stated that the property was suitable for either redevelopment or community use, subject to planning.
- 8.2 Marketing included direct mailing to our register of potentially interested parties, and press and property publications advertising. The tender closing date was 22 April 2005.
- 8.3 390 sets of marketing particulars were sent out. By the tender closing date, 18 offers had been received. The tender results are shown in Appendices A and B to the exempt report.
- 8.4 The bid from Edgware Muslim Community Centre (this being the name of a registered charity) can be recommended not only because it is the highest bid received, but also because they are likely to complete the purchase of the property more quickly than the under bidder because they have organised a bank loan for the greater part of the purchase price of the property. Their community will bear the balance of the cost. This situation compares favourably with the under bidder's offer which is conditional on the sale of another property.
- 8.5 Furthermore, the Edgware Muslim Community Centre's use of the premises as a day centre with ancillary religious worship is more satisfactory than the under bidder's proposed use of the premises as a community centre, but with a larger numbers of people attending for religious worship. In particular, such numbers are likely to cause parking problems in the area.
- 8.6 Informal planning advice is that the existing use of the premises as a day centre permits religious worship.

9 LIST OF BACKGROUND PAPERS

- 9.1 None.

BS: DP
BT: CM