

1. RECOMMENDATIONS

- 1.1 That the 6 tenderers listed in paragraph 2.2 of 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 Resources Committee – 10th February 2005 – resolved that the freehold sale of Spencer House be approved in principle, and that 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.

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 6 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 for the purchase of Spencer House with completion being 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 – 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 In accordance with the decision of the committee on 10th February 2005, all existing tenants of the Spencer House premises were decanted and provided with alternative accommodation. The property was subsequently widely marketed, inviting interested parties to submit tender offers and scheme proposals for the redevelopment of the site together with a financial offer for the freehold acquisition of the premises.
- 8.2 Tenderers were asked to submit plans and drawings of their scheme proposals as well as an outline programme of delivery and a financial offer.
- 8.3 By the closing date 43 submissions had been received. Six further bids were received after the tender deadline. The detail of the submissions and comments thereon are set out in Appendix A and in the exempt report.
- 8.4 Some of the offers from the highest bidders are made subject to planning, whilst others are unconditional. 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 the top 6 bidders be invited to develop their schemes further in consultation with the Head of Planning and submit best and final offers for consideration by a future meeting of the committee.

9. LIST OF BACKGROUND PAPERS

- 9.1 None.

Legal: SWS
BT:

APPENDIX A

BID	TENDERER	PROPOSAL	OTHER COMMENT
1	The Tannen Group Ltd	Construction of a 40+ bed purpose-built nursing home.	The offer is made subject to satisfactory survey and subject to contract.
2	Community Housing Association	Construction of a 21 Unit 100% affordable housing scheme. 8 units for shared ownership and 13 units for rent. 60 habitable rooms.	The offer is made subject to contract, due diligence and planning
3	R Pathman	Refurbishment and letting of existing property	The offer is unconditional
4	Agudas Israel Housing Association	No scheme detailed	The offer is made subject to contract
5	Trentpeak Ltd	Refurbishment of the existing premises	It is not specified as to whether this is an unconditional or conditional bid
6	Fitzmor Ltd	2 * 2.5 storey residential blocks of flats, each one containing 7 units	This offer is unconditional
7	Gil Levy	Construction of a three storey 14 unit housing scheme of 19,612 sqft total with basement parking	The offer is made subject to planning
8	Obadiah Tamuno-opu Lulu Elekima	Refurbishment of the existing building to provide sheltered accommodation for the "less privileged, deprived and disadvantaged" members of the community of Barnet and victims of domestic violence in Barnet	The offer is submitted on a conditional basis although the conditions of sale are not detailed
9	Managing Partners Ltd	No scheme detailed	The offer is made subject to contract
10	David Baruch	Refurbishment of the existing building. The ground floor would be utilised as a medical clinic and kindergarten, with the first floor to be used as a house of multiple occupancy	This offer is unconditional
11	Borisa Ristic	Refurbishment and extension of the existing building to provide 17 residential flats targeted for key workers in the area. Addition of a third storey	It is not specified as to whether this is an unconditional or conditional bid

		with a hipped roof.	
12	Pocket Living (holdings) Ltd	OPTION 1 - Refurbishment of the existing building to provide at least 24 residential units (3 * one-bed, 1 * two-bed and 20 * studio units). Subject to planning, to provide an additional third storey to accommodate a minimum of a further 5 and a maximum of a further 9 one-bedroom flats, increasing the total to up to 33 units. OPTION 2 - Refurbishment of the existing building to provide 20 * one-bedroom units. Subject to planning, to provide an additional third storey to accommodate a minimum of a further 5 and a maximum of a further 9 one-bedroom flats, increasing the total to up to 29 units	The offer is made subject to planning
13	Lets Buy Ltd	No scheme detailed	This offer is unconditional
14	Golden Key Estates Ltd	No scheme detailed	The offer is made subject to a full viewing of the property
15	Ellison Estates Ltd	Refurbishment and letting of existing property	This offer is unconditional
16	CPR & S Patel	Construction of two * 2.5 storey residential buildings, one to be sold on a commercial basis (8 * 2-bed and 4 * 3-bed units) and one to be used for affordable housing (4 * 1-bed, 4 * 2-bed and 1 * 4-bed units)	The offer is made subject to contract and planning
17	Churchcrest Ltd	Construction of a 60 bedroom nursing home	The offer is made subject to planning
18	Higgins Homes Plc	Construction of 2 * 2.5 storey blocks of residential apartments comprising 14 units in total	The offer is made subject to planning and site survey
19	Mr Pindoria	No scheme detailed	This offer is unconditional
20	Family Housing Association	Construction of a residential development comprising 9 * two-bed flats, 8 * one-bed flats and 3 * three-bed flats. Total of 20 units	The offer is made subject to satisfactory title, planning, site survey and soil investigation, vacant possession and contract.

21	Servite Houses	Construction of a residential development comprising 30 residential units. 6 * 1 bed/2 person, 3 * 2 bed/3 person and 3 * 2 bed/4 person flats for general needs rent. 9 * 1 bed/2 person, 2 * 2 bed/3 person, 4 * 2 bed/4 person (73 sqm) and 3 * 2 bed/4 person (66sqm) for shared ownership	The offer is made subject to planning, site survey and receipt of satisfactory title.
22	Rockley Dene Homes Ltd	Construction of a 65 bed care home with nursing.	Option 1 is unconditional. Option 2 is made subject to planning and includes an overage provision.
23	Trymax Investments Ltd	Refurbishment of the existing building to accommodate vulnerable people in consultation with Barnet Council (preferred use), for mainstream tenants or Middlesex University students	This offer is unconditional
24	Ezra Attia Ltd	No scheme detailed	This offer is unconditional
25	McCarthy & Stone Developments Ltd	Construction of a 2 to 3 storey block of Category II sheltered accommodation containing one and two bedroom flats for the elderly	The offer is made subject to planning for Category II sheltered accommodation, soil tests, site survey and satisfactory title
26	The Lohana Community Trust	Construction of a three storey care home for the elderly, providing 30 self-contained units. Option 1 allows for the London Borough of Barnet to be granted nomination rights for 40% of the total places available. Option 2 does not provide the London Borough of Barnet with any nomination rights.	Option 1 is conditional. Option 2 is unconditional
27	First Central Ltd	No scheme detailed	This offer is unconditional
28	Circle Anglia Ltd	Construction of a 4 storey residential development including 4 * 1 bed units and 34 * 2 bed units (38 in total). The proposed tenure mix is for 13 social rented units, 6 shared ownership units and 19 units for private sale.	The offer is made subject to planning

29	Bauhaus Development Ltd	Refurbishment of the existing building and extension to accommodate a new mansard second floor. The development would provide 44 bed-sit units.	This offer is unconditional
30	Starfayre Ltd	Construction of a 48+ bed care home	The offer is made subject to planning for a 48 bed care home
31	Wheatley Homes Ltd	Construction of a three-storey block of one and two bedroom apartments. It is proposed that 30% be allocated as affordable (30% for rent and 70% for shared ownership) to be sold to a RSL.	The offer is made subject to obtaining satisfactory planning consent, completion of soil and site surveys and vacant possession.
32	Acorn Homes GB Ltd	Construction of a terrace of 9 * 4- bedroom town houses with front and rear gardens. Each house is three-storeys with the top storey in the roof space.	The offer is made subject to contract
33	Berger Homes UK Ltd	Construction of a three-storey 21 flat residential development. No allowance appears to have been made for affordable housing provision.	This offer is unconditional
34	Xland Ltd	Short to medium term - Refurbishment of the existing building and grounds and the letting of the property for residential use. Long term - Re-development of the site for the construction of a residential scheme.	This offer is unconditional
35	SRJB Hayeem	Refurbishment and letting of the existing building	This offer is unconditional
36	M Lamba & K Desai	Refurbishment and extension of the existing building to provide 50 self-contained student accommodation rooms each with its own kitchenette and shower/toilet facilities. Addition of a mansard 2nd floor.	This offer is unconditional

37	Arkley Land Ltd	Construction of a 14 * 2-bedroom residential development. The scheme includes ten * 700 sqft units and four * 1000 sqft units.	The offer is made subject to contract and planning
38	Executec Ltd	Construction of a 50 bed residential development. 17 units have been allocated for affordable housing, with the remaining 33 units for private sale.	The offer is unconditional
39	T Loughman & Co Ltd	Construction of a three-storey block of 12 residential flats, together with 3 * three-storey town houses	This offer is unconditional
40	James, Matthew & Howard Reiff	Construction of a minimum two-storey building comprising 14 * two-bedroom residential dwellings (each with a gross internal area of 900 sqft).	The offer is made subject to contract, site survey, soil investigations and receipt of planning permission.
41	Arlen Properties Plc	Construction of 58 self-contained studio units and one-bed flats. 13 units are to be provided on each of the 2 existing floors, a further 11 units on a new second floor and a further 9 units within a new pitched roof. It is also intended to extend the building on three storeys to the rear, thus adding a further 12 units.	Option 1 is offered subject to contract and site survey as well as receipt of planning permission. Option 2 is offered subject to contract and site survey
42	Goldkey Construction & Services Ltd	Initial refurbishment of the existing building to provide a residential care home for the elderly. The premises will be extended or redeveloped to accommodate the target of at least 50 bedrooms.	This offer is unconditional
43	Michelen Design Ltd	Construction of a three-storey 14 unit residential development. The scheme comprises 4 * two-bedroom apartments, 8 * three-bedroom apartments and 2 * three-bedroom penthouses.	This offer is unconditional save as being subject to contract.

44	N Nathwani	Refurbishment of the existing building to house the elderly.	It is not specified as to whether this is an unconditional or conditional bid
45	Bellstone Homes Ltd	No scheme detailed	The offer is made subject to vacant possession.
46	Roselodge Group Ltd	OPTION 1 - Construction of a 14 unit residential development. OPTION 2 - Construction of a 54 bedroom residential care home. OPTION 3 - Construction of a 12,000 sqft medical centre. OPTION 4 - Construction of office accommodation.	This offer is unconditional although both option 3 and option 4 state that they are offered subject to planning.
47	R & J Parmar	Refurbishment of the existing building for residential and care home use for the elderly or as sheltered accommodation for the elderly.	This offer is unconditional
48	Safeland Plc	No scheme detailed	This offer is unconditional save as to being subject to contract.
49	Prime Central Properties Ltd	To operate the building as a hostel for homeless people, students or various councils.	The offer is made subject to contract and vacant possession.