

**AGENDA ITEM: 4**

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Meeting	Cabinet Resources Committee
Date	16 February 2006
<b>Subject</b>	<b>Car Park at Pert Close, N10 – proposed disposal</b>
Report of	Cabinet Member for Resources
Summary	To seek approval to dispose of 0.21 acres of land in Pert Close for residential development to Genesis Housing Group

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Officer Contributors	Judith Ellis, Principal Valuer, Economic and Community Development. Susan Hunter, Housing Association Development Officer. Housing.
Status (public or exempt)	Public with exempt section
Wards affected	Coppetts Ward
Enclosures	None
For decision by	The Committee
Function of	Executive
Reason for urgency / exemption from call-in (if appropriate)	N/A

Contact for further information: Judith Ellis, Property Services and Valuation Group. Tel 020 8359 7364

## **1. RECOMMENDATIONS**

- 1.1 That the Committee agrees to the sale, subject to the grant of planning permission, of the Council's freehold interest in the land outlined in black on the attached drawing, to Genesis Housing Group for a social housing scheme on the terms agreed and detailed in this report.

## **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 to enhance quality of life and provide tangible benefits for the community". The proposals in this report do this by gaining 100% nomination rights on four social housing units, for a period of 60 years.

## **4. RISK MANAGEMENT ISSUES**

- 4.1 A number of tenants have acquired their leasehold interest in their properties under the Right-to-Buy scheme and have leaseholder rights over this land, as detailed in the exempt report.
- 4.2 The proposed scheme is being funded through the Council's Capital Programme, and if it fails to complete the allocation will be available for an alternative scheme.
- 4.3 If planning permission is not granted, the transfer of the site will not proceed and the grant allocation will be available to fund alternative schemes.

## **5. FINANCIAL, STAFFING, ICT AND PROPERTY IMPLICATIONS**

- 5.1 The property is being transferred on the terms agreed in the exempt report. As this is a nil value transfer it is uncertain whether the transaction will attract SDLT. However if tax is payable it will be for Genesis Housing Group to cover the cost."
- 5.2 There are no staffing or ICT issues. The property issues are those set out in Section 7 below.

## **6. LEGAL ISSUES**

- 6.1 As contained in body of report.

## **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**

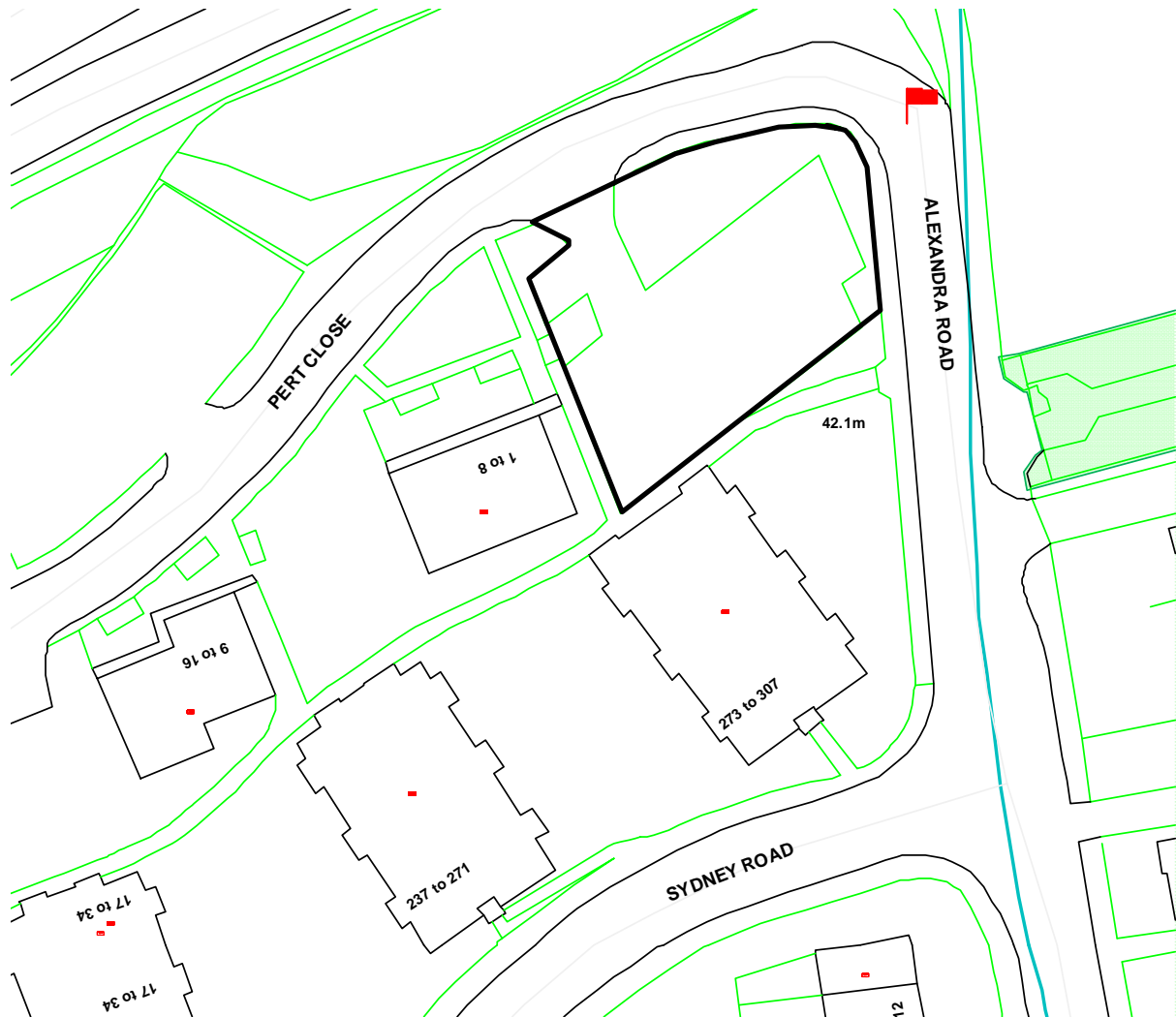
- 8.1 Pert Close is located in an established residential area, south of the North Circular Road, and consists of 10 residential blocks of Council owned 1960's built maisonettes, and 3 car parking areas. Approximately 40% of the maisonettes have been sold under the Right-to-Buy. The car park, shown outlined on the attached plan, extends to an area of 0.21 acres (0.08 hectares) has been identified as under-utilised and suitable for residential development for social housing. A car parking survey has been carried out which shows approximately 40% occupancy.
- 8.2 As the leaseholders hold estate rights a consultation has been undertaken and one objection has been received from a resident who wishes to continue parking in the car park adjacent to her property. It is anticipated, however, that some car parking spaces will be provided within the new proposed scheme.
- 8.3 Planning permission was applied for but refused for a scheme comprising 2 x 3 bed, 1 x 4 bed house and 1 x 4 bed wheelchair unit, due to design issues surrounding the creation of alleyways.
- 8.4 Genesis Housing Group intend to carry out minor amendments which will exclude the alleyways in the scheme, but should not affect the number of units. An application for planning permission would then be resubmitted.
- 8.5 The terms of the disposal fall within the General Consent under Section 25 of the Local Government Act 1988 for the Disposal of Land to Registered Social Landlords and special consent from the Office of the Deputy Prime Minister is not required.
- 8.6 It is proposed to transfer the site at nil value to Genesis Housing Group, subject to the grant of 100% nomination rights for a period of 60 years on the completed units. The scheme is being funded through the Council's Capital Programme. Details of the scheme costs are provided in the attached Exempt Report.

## **9 LIST OF BACKGROUND PAPERS**

- 9.1 None.

Legal: PBD  
CFO: SE

## Land at Pert Close, London N10



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