

**AGENDA ITEM: 5**

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Meeting Cabinet Resources Committee  
 Date 16 February 2006  
**Subject Site of Northfield Road Garages, New Barnet – proposed disposal**  
 Report of Cabinet Member for Resources  
 Summary To seek approval to transfer 0.09 acres of land in Northfield Road for residential development to Habinteg Housing Association.

Officer Contributors Judith Ellis - Principal Valuer, Property Services  
 Susan Hunter - Housing Association Development Officer, Housing  
 Status (public or exempt) Public with a separate exempt report  
 Wards affected East Barnet 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 subject to planning permission being granted for the proposed development as set out in this report, approval be given to the transfer of the Council's freehold interest in the garage site at Northfield Road, New Barnet, shown edged black on the attached drawing, to Habinteg Housing Association at nil value,.**
- 1.2 That approval be given to a variation to the Housing Association Capital Programme to reduce the funding to Habinteg Housing Association for the affordable housing to be developed at Northfields Road garage site from £600,000 to £239,000 and increase the budget for new build opportunities by £361,000. The scheme has altered to provide 1 x 3 bedroom wheelchair flat and 1 x 2 bedroom flat on the advice of the Planning Department.**

## **2. RELEVANT PREVIOUS DECISIONS**

- 2.1 Council 01/03/05 approved the funding.

## **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 a 3 bed wheelchair unit, and a 2 bed lifetime home flat, for a period of 60 years.

## **4. RISK MANAGEMENT ISSUES**

- 4.1 I have considered whether the issues involved are likely to raise significant levels of public concern, or give rise to policy considerations, and do not consider they do.
- 4.2 The proposed scheme is being funded through the Councils Housing Capital Programme. If the transfer fails to complete the allocation will be available for an alternative scheme.

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

- 5.1 The financial issues are set out in the exempt report. The scheme is to be funded through the Councils housing capital programme.
- 5.2 There are no staffing or ICT issues. The property issues are those set out in Section 7 below.
- 5.3 The Housing Association Capital Programme was approved by Council on 1 March 2005. In the Capital Programme the amount of grant approved for Northfields Road was £600,000 for two wheelchair flats. The units have been

revised following planning advice and only one flat is now to be wheelchair accessible. The amount of grant has been reduced from £600,000 to £239,000 with the resultant £361,000 being used to increase the budget for new build opportunities. 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 Habinteg Housing Association to cover the cost."

## **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 This Council owned garage site is approximately 0.09 acres (0.04 hectares), shown edged black on the attached drawing and is located between 84 Northfield Road and a public footpath adjacent to 88 Northfield Road. The footpath is an access to Monken Hadley Common, a conservation area to the rear of the site.

8.2 The site is within an established residential area forming part of the Cockfosters housing estate which was acquired for housing purposes in the 1940s. The majority of the properties have been sold under the Right-to-Buy scheme, with approximately one-third of them having off-street parking within their frontages. On street parking is available without parking restrictions.

8.2 The site comprises 8 garages, all are let on weekly tenancies which are terminable on a week's notice.

8.3 The site is held within the Housing Revenue Account, and Local residents have complained about fly tipping and illegal dumping at the front of the site. As a result alternative options for the site were investigated.

8.4 Subject to planning, the site has been identified as suitable for residential development.

8.5 The proposed scheme is for a 1 x 3 bed wheelchair unit on the ground floor, and a 2 bed first floor lifetime home flat. The scheme is being submitted for planning permission and it is intended that subject to the grant of planning permission and to securing vacant possession of the garages, the site be transferred to Habinteg Housing Association at nil value. This transfer falls within the terms of the general consent under section 25 of the Local Government Act 1988 for the disposal of land to registered social landlords.

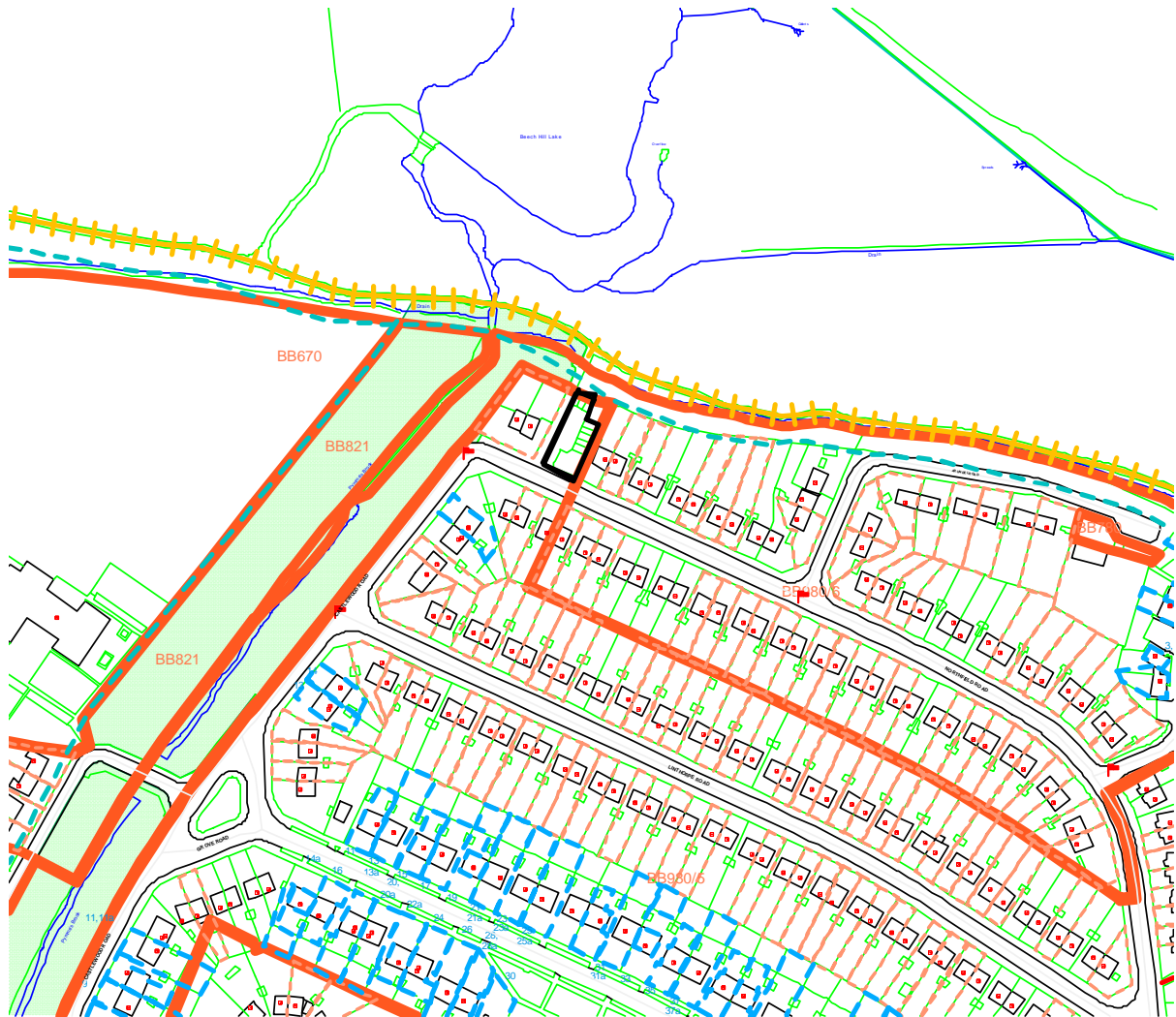
This allows Local Authorities to give financial assistance or gratuitous benefit to registered social landlords. The Council have negotiated 100% nomination rights on the completed units, for a period of 60 years.

## **9. LIST OF BACKGROUND PAPERS**

9.1 None.

Legal: SWS  
CFO: SE

# Northfield Road Garage Site



London Borough of Barnet LA086290 2006