

AGENDA ITEM: 6

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Meeting	Cabinet Resources Committee
Date	16 February 2006
Subject	Former Play Area adjacent Wade Court and Sydney Road, N10 – proposed disposal
Report of	Cabinet Member for Resources
Summary	To seek approval to dispose of 0.36 acres of land adjacent to Wade Court for residential development to Paddington Churches Housing Association, part of the Genesis Housing Group

Officer Contributors	Judith Ellis - Principal Valuer, Property Services Susan Hunter - Housing Association Development Officer, Housing
Status (public or exempt)	Public with exempt section
Wards affected	Coppetts Ward
Enclosures	Map indicating local parks
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 of the Council's freehold interest in the play area land outlined in black on the attached drawing to Paddington Churches Housing Association, part of the Genesis Housing, for a social housing scheme on the terms agreed and detailed in the exempt report.**
- 1.2 That approval be given in a variation to the Housing Association Capital Programme to reduce the funding to Paddington Churches for the affordable housing to be developed at Wade Court from £742,000 to £685,831 and increase the budget for new build opportunities by £56,169. The units have been reduced from 7 to 6 following advice from planners.**

2. RELEVANT PREVIOUS DECISIONS

- 2.1 Council 01/03/2005 approved the funding for this scheme.

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 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 A number of tenants have acquired their interest in their properties under the Right-to-Buy scheme and have leaseholder rights over this land. A leaseholder consultation exercise was carried out in November 2004 and no objections were received.
- 4.3 The proposed scheme is being funded through the Councils Capital programme, and if it fails to complete the funding will be available for an alternative scheme.

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 Paddington Churches Housing Association, part of the Genesis Housing Group, to cover the cost.

- 5.2 The Housing Association Capital Programme was approved by the Council on 1 March 2005. In the Capital Programme the amount of grant approved for Wade Court was £742,000 for 7 units. The number of units have been reduced to 6 following advice from planners. With the reduction in the number of units there will be a reduction in the amount of grant funding needed from £742,000 to £685,831 with the resultant £56,169 being used to increase the budget for new build opportunities.

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 Wade Court is located in an established residential area, between Sydney Road and Alexandra Road N10. There are two residential blocks of Council owned 1960s built flats with an adjoining children's play area. Approximately 20% of the flats in Wade Court and 50% of the flats in Nicoll Court have been sold under Right-to-Buy. The play area, shown on the attached drawing, extending to approximately 0.36 acres (0.14 hectares), has been the subject of numerous complaints from local residents as a result of vandalism and nuisance.
- 8.2 Other uses of the land were considered to alleviate the nuisance and find a more efficient use, and it was considered that a small residential scheme would be appropriate. Genesis Housing Group have prepared a scheme comprising 5 x 3 bed units and 1 x 3 bed wheelchair unit. Planning permission was granted for the development on 30 November 2005, application number N14629A/05.
- 8.3 As the leaseholders hold estate rights a consultation has been undertaken and no objections have been received.
- 8.4 As the terms for the disposal fall within the General Consent under Section 32 of the Housing Act 1985 the Council will not require the consent of the Office of the Deputy Prime Minister for this transaction.
- 8.5 The proposed transfer to Genesis Housing Group is at nil value subject to the grant of 100% nomination rights on the completed units for a period of 60 years. The scheme is being funded through the Council's Housing Capital Programme and details of the scheme costs are provided in the attached Exempt Report.

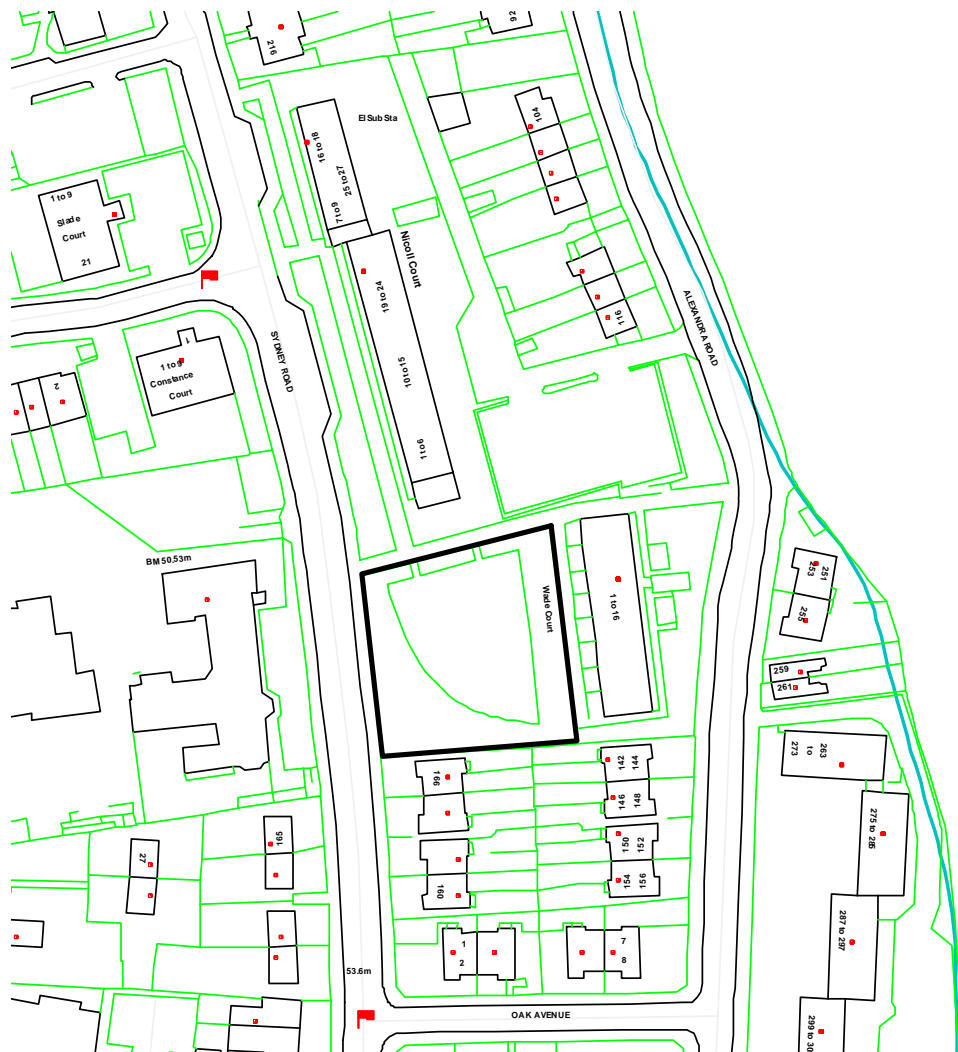
9. LIST OF BACKGROUND PAPERS

9.1 None.

Legal: DVP

CFO: SE

Land adjacent Wade Court and Nicoll Court, Sydney Road, London N10



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Parks and Open Spaces in vicinity of Wade Court Scale 1:1250

