

**AGENDA ITEM: 10**

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Meeting	Cabinet Resources Committee
Date	30 March 2006
<b>Subject</b>	<b>Property Disposals</b>
Report of	Cabinet Member For Resources
Summary	This report provides a progress update in respect of Council owned land and buildings which have been approved for disposal.

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Officer Contributors	Peter Cridland, Interim Head of Property Services Jonathan Bunt, Head of Finance, Core Accountancy
Status (public or exempt)	Public – with a separate exempt report
Wards affected	All
Enclosures	Appendix 1
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 content of the report be noted.

## **2. RELEVANT PREVIOUS DECISIONS**

- 2.1 As noted for each property in the exempt report.
- 2.2 Cabinet Resources Committee 21:07:2005 received the third of a standing item report upon the progress of property disposals.

## **3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS**

- 3.1 The Corporate Plan commits the Council to improved asset and contract management.
- 3.2 Capital receipts from the sale of surplus land and buildings form approximately 10 % of the funding of the Council's Capital Programme as outlined in Appendix C to the Council Budget and Council Tax report to Cabinet on 27<sup>th</sup> February 2006.

## **4. RISK MANAGEMENT ISSUES**

- 4.1 The Council's Budget Report to Council on 1<sup>st</sup> March 2005 recognised that budgets with financial implications considered to represent a higher risk that required close monitoring in 2005/6 included planned asset disposals. Figures for capital receipts in 2005 / 2006 have not hit anticipated levels due to slippage on disposal projects, as a result of conditions attached to offers adding complications to the planning process.
- 4.2 Risks for the capital receipts on each case are noted in Appendix A to the Exempt report

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

- 5.1 Specific property issues for each disposal are set out in the reports to Cabinet Resources Committee.

## **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

- 7.2 Constitution – Rules for the disposal of land and real property – On any disposal of property, proper regard will be had to the professional advice from a qualified valuer at all relevant stages in the process and where the Director of Resources or designated officer, the Cabinet Member for Resources or the relevant body deems it appropriate, independent valuation advice shall be obtained.

## **8. BACKGROUND INFORMATION**

- 8.1 The Council's property portfolio is continually subject to review with a view to maximising the return from the property asset or identifying assets which may be potentially suitable for disposal.
- 8.2 This report has been delayed for two months following changes to the management of Property Services, being 8 months since the previous report to Cabinet Resources Committee. It is now planned to report every 6 months on progress on asset disposals.
- 8.3 The detail of the status of each property disposal is included in a schedule appended to the exempt report because some properties have been approved for disposal and others are still subject to the conclusion of tendering or negotiations and therefore the information could be commercially sensitive.
- 8.4 The following approved disposals has been completed in financial year 2005/2006:
- Deansbrook Day Centre  
Wood Court, South Road Barnet.
- 8.5 Other properties which were the subject of negotiations or disposals approval in 2005/2006 which have not yet been sold have been moved into the programme for 2006 /200 7

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

- 9.1 None.

Legal:  
CFO:

## Potential Disposals

### 3 Year Programme

2006/07

#### General Fund Properties

The Leys

Land at 1105/1111 High Road

Former Watling Boys Club (Dryfield Road)

Land at Bunns Lane

Land at Great Strand

Land at South Road, Burnt Oak

Totteridge Library

NCR lands

West Hendon Playing Fields (car park)

Hendon Football Club

Land adj to 16 Hadley Grove

## Appendix 1

2007/ 08

#### General Fund Properties

Friern Sewage Works - phase 1

Friern Sewage Works - phase 2

176 Hendon Way

Property at Lyndhurst Avenue

31 Green Road (former eng. works)

The Bunker, Partingdale Lane

Park House

#### HRA Properties

2-10 Hermitage Lane

30 Alexandra Road, N10

2008/09

#### General Fund Properties

Cricklewood - phase 1 (part)

Spencer House

South Friern Library

**HRA Properties**

30 Watling Avenue

25 Watling Avenue

106-110 Burnt Oak Broadway

Northfield Garages, East Barnet

Goodwin Court

Site C, Green Lane, Edgware - Spur  
Road, Stonegrove Regeneration

Back Lane Garages, Edgware

129 West Hendon Broadway, NW9

Land at Gervase Road Burnt Oak

Land adj to Merc cars - Brunswick Pk  
Rd

436/446 Long Lane