

AGENDA ITEM: 10

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Meeting	Cabinet Resources Committee
Date	28 June 2006
Subject	Vacant site, junction of Avion Crescent and Grahame Park Way, Colindale, NW9
Report of	The Leader and Cabinet Member for Resources
Summary	To report the outcome of best and final offers from the four short-listed parties and to seek approval for the sale of the freehold interest in the property.

Officer Contributors	Rob Colville, Principal Valuer, Property Services & Valuation
Status (public or exempt)	Public (with a separate exempt section)
Wards affected	Colindale
Enclosures	Appendix A
For decision by	The Committee
Function of	Executive
Reason for urgency / exemption from call-in (if appropriate)	N/A

Contact for further information: Rob Colville, Principal Valuer, Property Services & Valuation.

Tel: 0208 359 7363

1. RECOMMENDATIONS

- 1.1 That the freehold sale of the vacant site at the junction of Grahame Park Way and Avion Crescent to the highest bidder be approved on the terms set out in the exempt report.**

2. RELEVANT PREVIOUS DECISIONS

- 2.1 Cabinet Resources Committee – 10th February 2004 – resolved that the freehold or long leasehold sale of the vacant site at Grahame Park Way be approved in principle, and 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.
- 2.2 Action taken under delegated powers by the Chief Valuer & Development Manager in consultation with the Cabinet Member for Resources – 14th July 2004 – resolved that the Scout Association Trust Corporation be granted a lease of the land in Grahame Park Way, NW9 upon the terms set out in the report and that the Borough Solicitor completes the matter in a form to his approval.
- 2.3 Cabinet Resources Committee – 10th November 2005 – resolved that the four parties detailed in the exempt report be invited to prepare scheme proposals for discussion with the Head of Planning and to thereafter submit final offers with the results thereof being reported to a future meeting of the committee.

3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

- 3.1 The Corporate Plan commits the Council to improve asset and contract management. The proposals in this report will result in the Council achieving a capital receipt which could be used to assist in funding the capital programme.

4. RISK MANAGEMENT ISSUES

- 4.1 All bids have been submitted subject to the grant of planning permission for the scheme proposals outlined in Appendix A and the exempt report. Should the chosen tenderer be delayed or their planning application fail to be granted the receipt of the capital bids detailed in the exempt report may be at risk. Communications with the Planning Department have been facilitated so as to reduce the likelihood of any problems occurring at the planning application stage.
- 4.2 The risk of the highest tenderer failing to complete the purchase of the property has been minimised by Council Officers through the completion of credit checks detailing the financial status of the preferred bidder.

5. FINANCIAL, STAFFING, ICT AND PROPERTY IMPLICATIONS

- 5.1 The freehold interest in the site will be sold to the preferred bidder. Accordingly there are no staffing or ICT issues for consideration by the Council.
- 5.2 The financial implications are set out in the exempt report.
- 5.3 The property issues are set out in section 8 and Appendix A 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 Possession of the subject site was regained in July/August 2004 after the Scout Association Trust Corporation agreed to relinquish possession of the subject site as part of negotiations for the lease renewal of the adjoining premises.

8.2 Following vacation by the Scouts, and in accordance with the decision of the committee on 10th February 2004, the property was 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 or long leasehold acquisition of the premises. All offers were reported to the meeting of the Cabinet Resources Committee on the 10th November 2005.

8.3 In accordance with the decision of this committee on the 10th November 2005, four short-listed parties were invited to make further enquiries with the Planning Department so as to refine the details of their submissions. Additionally, the parties were invited to attend a meeting with officers and were given specific feedback with regard to their initial proposals as well as any further scheme drawings that were made before the deadline. A deadline of the 24th April 2006 was set by which time all best and final offers for the purchase of the site were to be received by the Property Services & Valuation Group. The details of the four best and final offers and comments thereon are set out in Appendix A and in the exempt report.

8.4 All four of the schemes submitted involve the sale of the freehold interest in the vacant site at the junction of Avion Crescent and Grahame Park Way to the tenderer. The tenderer will subsequently develop the site as detailed in Appendix A, subject to the receipt of all necessary planning permissions.

8.5 The offer received from the preferred bidder, as outlined in the exempt report, will deliver to the Council the highest capital receipt. The tender is recommended for acceptance on this basis.

9. LIST OF BACKGROUND PAPERS

9.1 None.

Legal: SS

Chief Finance Officer: SE

APPENDIX A

BID No.	SCHEME PROPOSAL	PLANNING COMMENT	OTHER COMMENT	CONDITIONS OF SALE
1	Light industrial unit similar to adjoining premises. Approximately 5000 sqft on the ground floor plus a mezzanine of 2000 sqft which may be used for B1/B8/ retail purposes	The proposed use is acceptable in principle. No drawings have been submitted and, as such, comments cannot be made as to the general bulk/scale of the proposal or with regard to the acceptability of the physical development. The scheme must meet with the Council's parking standards outlined in the adopted UDP.	This bid was received after the stated deadline	The offer is made subject to contract, title investigation and planning permission for the proposed scheme
2	Two storey community hall with basement parking	The proposed community use is acceptable in principle. The general scale, height and design of the proposed building are acceptable, although the front building line should be pushed back from the road so as to respect existing building lines. Basement parking is considered to be acceptable in principle. The number of spaces should be in line with the Council's standards. Parking to the front of the building is acceptable in principle, although should be well screened from the road.	No further comment	The offer is made subject to planning permission for the proposed scheme
3	Head offices and workshop for building contractors and developers	The proposed use is considered to be acceptable in principle. However, the proposed building does not respect the existing building line or the height of surrounding buildings. The proposed building should be set back from the road and lowered accordingly. The number of spaces must meet with parking standards.	No further comment	The offer is made subject to planning permission for the proposed scheme
4	Two storey community hall with associated parking	The proposed community use is considered to be acceptable in principle. The footprint of the proposed building is also acceptable. Any ground floor parking should be enclosed and should not be visible from the road so as to be more in keeping with surrounding buildings. No elevations or indication of the height of the proposal relative to surrounding buildings has been provided, so the Planning Department are unable to comment on the viability of the proposal in this respect. Parking to the front of the building should be well screened and should comply with the Council's guidelines.	No further comment	The offer is made subject to planning permission for the proposed scheme