

**AGENDA ITEM: 4**

Page nos. 1 - 5

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<b>Meeting</b>	Cabinet Resources Committee
<b>Date</b>	27 July 2006
<b>Subject</b>	<b>Property Disposals</b>
<b>Report of</b>	The Leader of the Council/Cabinet Member for Resources
<b>Summary</b>	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 Strategic Finance
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

Contact for further information: Peter Cridland 020 8359 7306

## **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 30.03.06 received the fourth 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 deliver consistently high performing internal and transactional support services measured by Capital income through property disposals.

3.1 The Council's Capital, Assets and Property Strategies are being written and the property strategy will confirm a number of principals by which property is brought forward for disposal under the constitutional rules.

## **4. RISK MANAGEMENT ISSUES**

4.1 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 The previous report to Cabinet Resources Committee on 30.03.06, stated that it was planned to report every 6 months on Asset disposals. This report has been brought forward to demonstrate a case tracking template for each disposal, which are appended to the exempt report.
- 8.3 The detail of the status of each property disposal is still subject to the conclusion of tendering or negotiations and therefore the information could be commercially sensitive.

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

- 9.1 None.

Legal: RAB  
CFO: JB

## Potential Disposals

### 3 Year Programme

2006/07

#### General Fund Properties

Land at Grahame Park Way

Land at 1105/1111 High Road

Former Watling Boys Club (Dryfield Rd)

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

South Friern Library

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)

Park House

#### HRA Properties

2-10 Hermitage Lane

30 Alexandra Road, N10

Back Lane Garages, Edgware

129 West Hendon Broadway, NW9

Land at Gervase Road Burnt Oak

## Appendix 1

2008/09

#### General Fund Properties

Cricklewood - phase 1 (part)

The Leys

The Bunker

Smithfield Tennis Courts (Wilf Slack)

**HRA Properties**

30 Watling Avenue

25 Watling Avenue

106-110 Burnt Oak Broadway

Northfield Garages, East Barnet

Spencer House

Pert Close

Land adj to Merc cars - Brunswick Pk Rd

436/446 Long Lane

The Croft