



Agenda item:

[No.]

Cabinet

19 July 2011

Report Title. Units 20 & 21 Cranford Way Industrial Estate

Report of: Director of Place & Sustainability

Signed:

Date:

Contact Officer : Olayinka Jawando
Development Surveyor
Tel: 020 8489 2179
olayinka.jawando@haringey.gov.uk

Wards(s) affected: Hornsey

Report for: Key Decision

1. Purpose of the report

- 1.1. To seek approval to dispose of units 20 & 21 Cranford Way on the open market for the best consideration reasonably obtainable

2. Introduction by Cabinet Member (if necessary)

- 2.1. As the acquisition of the industrial units was incidental to the acquisition of the vacant site for the relocation of the Hornsey Re-Use & Recycling Centre and they are no longer required by the Council for continued temporary use the buildings should be sold to save the Council any further expenditure.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

- 3.1. The proposals within this report are in line with the Accommodation Strategy which seeks to rationalise the office portfolio and Corporate Asset Policy (as stated in the Corporate Asset Management Plan) which is "to only hold assets that are required for immediate service delivery or contribute to the achievement of corporate objectives and priorities in the longer term".

4. Recommendations

- 4.1. Authorise the Head of Corporate Property Services to dispose of the Council's freehold interest in units 20 & 21 Cranford Way Industrial Estate, Tottenham Lane N8 for the best consideration reasonably obtainable.

5. Reason for recommendation(s)

- 5.1. The acquisition of the buildings were incidental to the acquisition of the adjoining vacant site which was acquired for the relocation of the Re-Use & Recycling centre currently operating out of Homsey Central depot.
- 5.2. Whilst the buildings have been used temporarily to deal with office accommodation requirements and for general storage, they are not required for continued retention for administration or other service use or for inclusion as part of the Council's commercial portfolio and are therefore surplus to Council requirement.

6. Other options considered

- 6.1. Continued retention for administration or other service use as – Internal consultation has confirmed that there is no operational requirement to support retention of the properties and endorsed the properties being declared surplus to Council requirement and suitable for disposal.

7. Summary

- 7.1. The acquisition in January 2010 of the buildings ('Site A' on the plan in appendix 1) were incidental to the acquisition of the adjoining vacant site ('Site B' on the plan in appendix 1) which was acquired for the relocation of the Re-Use & Recycling centre currently operating out of Homsey Central depot.
- 7.2. The buildings which have been used temporarily to deal with office accommodation requirements and for general storage are now surplus to requirement.
- 7.3. Internal consultation with other Directorate/Services has confirmed that there is no operational requirement to support continued retention of the properties which are now surplus to Council requirement and suitable for disposal.
- 7.4. In view of the proposed Procurement of Waste Disposal Services with the North London Waste Authority (NLWA) (to be discussed elsewhere on the agenda), the buildings may be of use as part of the Re-Use & Recycling centre planned on site B and the acquisition of the building along with the site will be discussed with them.

8. Service Financial Comments

- 8.1. Revenue funding of £50,000 will need to be identified if the buildings are retained.

9. Chief Financial Officer Comments

- 9.1. The Chief Financial Officer confirms that these properties do not currently form part of the Council's agreed disposal programme so any receipt realised would be additional and could be used to finance future capital expenditure.
- 9.2. The acquisition of these buildings was incidental to the acquisition of the land and was never required as an on-going operational building. As stated in section 8.1 the Council is currently incurring annual costs of circa £50k covering NNDR, security etc for which no permanent budget exists.
- 9.3. It is in the Council's interests to dispose of these properties. A valuation is underway to inform the best consideration.

10. Head of Legal Services Comments

- 10.1. Under section 123 of the Local Government Act 1972 the Council has the power to dispose of its freehold interest in Site A (Units 20 and 21 Cranford Way).
- 10.2. The only constraint being any sale must be for the best consideration reasonably obtainable. This is recognised in the recommendation at paragraph 4.1.

11. Equalities & Community Cohesion Comments

- 11.1. None.

12. Consultation

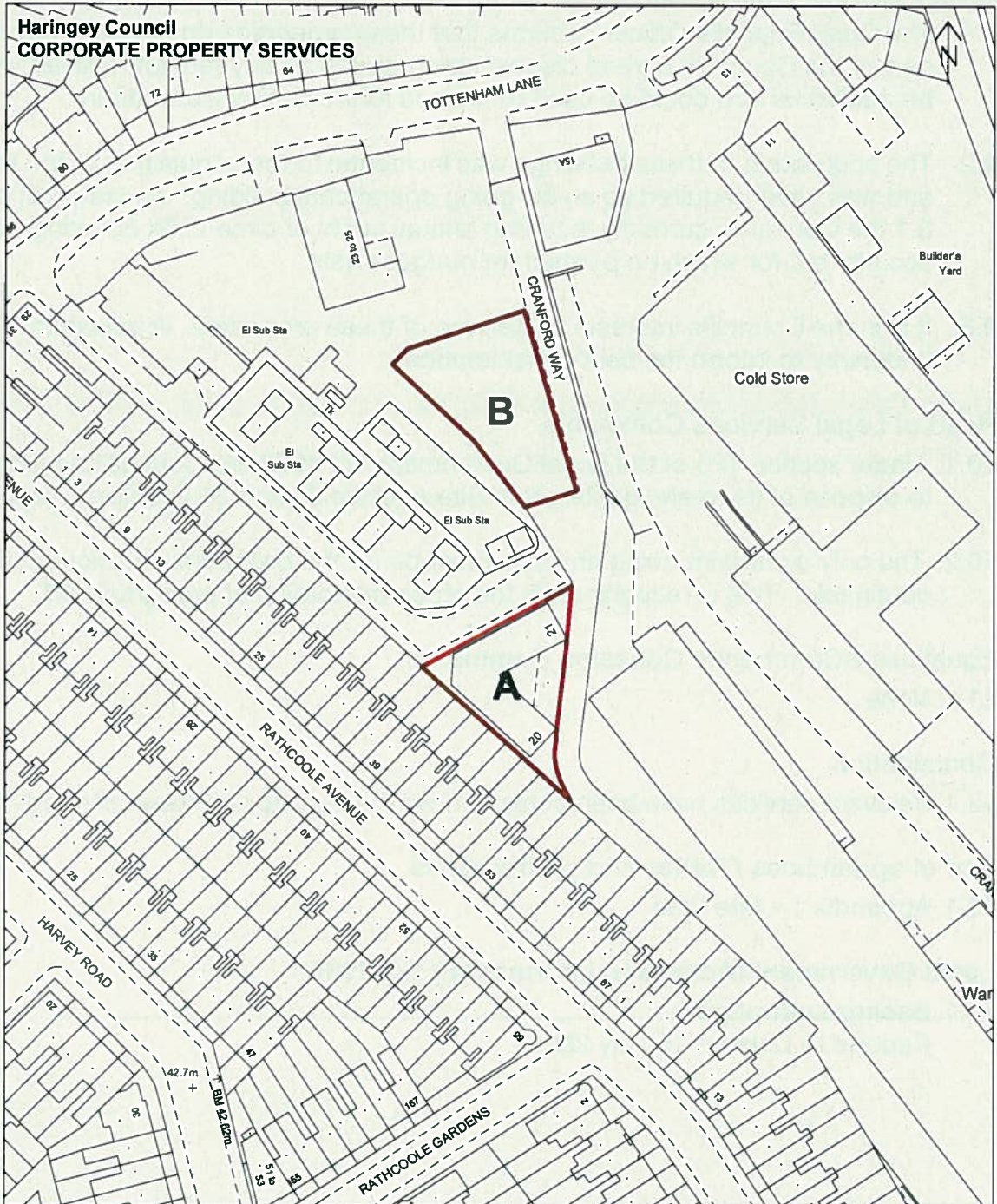
- 12.1. Relevant services have been consulted via the Capital and Asset Strategy Board

13. Use of appendices / Tables and photographs

- 13.1. Appendix 1 - Site Plan

14. Local Government (Access to Information) Act 1985

- 14.1. Background papers
Reports to Cabinet 15 July 2008



This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright 2011 LBH. All rights reserved. Licence no. 100019199

Site A (Units 20 & 21 Cranford Way)
Site B (Yard adjoining)
Cranford Way
LONDON
N8

Deed Doc. No. : Freehold

LR title no. :

CPM No.

Site Area (hectares) :

Overlay : Environment - Depots

Scale 1:1250

Plan produced by Janice Dabinett on 22/02/2011

Drawing No. BVES A4 2627c