

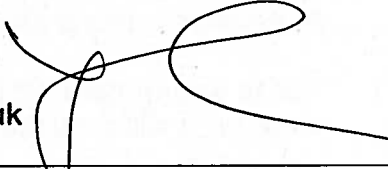


Haringey Council

Report for:	Cabinet on 15 October 2013	Item Number:	
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Title:	Appropriation of Former Site Manager Houses/Land to the Housing Revenue Account
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Report Authorised by:	Lyn Garner, Director of Place and Sustainability
Signature:	Date: 2013

Lead Officer:	Shannon Francis, Enabling Officer Tel: 020 8489 4728 Email: shannon.francis@haringey.gov.uk	
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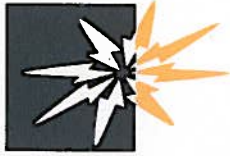
Ward(s) affected: Hornsey and White Hart Lane	Report for: Key Decision
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1. Describe the issue under consideration

- 1.1 This report seeks authority for former Site Manager Houses, currently held in the Children's and Young Person Service to be appropriated to the Housing Revenue Account (HRA) to enable the units to be renovated and re-let as permanent affordable social housing to be managed by Homes for Haringey.
- 1.2 Land in the Housing Revenue Account to be appropriated to the Children's and Young Person Service to enable the expansion of Rowlands Hill School.

2. Cabinet Member introduction

- 2.1 In light of the demand for affordable housing, appropriation of these former caretakers units will ensure best use of the Council's assets and increase the provision of affordable housing.



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2.2 The expansion of Rowland Hill School will allow an increase of services that will benefit the whole community.

3. Recommendations

3.1 It is recommended that Cabinet approves:

- (a) That the property known as Caretaker's house 67a Boyton Road N8, that is shown edged red on the plans attached in Appendix 1, is no longer required for the purposes for which it is currently held and that this property be appropriated for housing purposes.
- (b) That land adjacent to the east Rowland Hill School, White Hart Lane, N17 7LT (shown in Appendix 1) is no longer required for the purpose for which it is currently held and that it be appropriated for education purposes.

4. Alternative options considered

4.1 **Not to appropriate** – If the appropriation of the housing is not carried out then these units will continue to be a wasting council asset.

4.2 An alternative option is to allow Rowland Hill School to expand on to the recreation ground to the rear of the school. However, the Capital Programme Team determined that due to the unevenness of the ground at this point, construction costs would be significantly higher as the ground would need to be levelled and additional drainage needed. In addition, access to a rear facility would be limited through the existing playground. This gives rise to security issues which would not be in line Haringey's Safeguarding Children procedures. A facility to the east of the building will allow a managed access of the local community directly from the public highway.

5. Background information

5.1 There are a number of redundant site manager's houses of schools in the Children's and Young Persons portfolio that are available as a result of enforced academies or vacating site managers.

5.2 Officers from Place and Sustainability have used their best endeavours to assess the best use of this vacant housing stock which could become available as affordable homes for rent to be let and managed by Homes for Haringey.

5.3 The site manager's property at Boyton Road is currently vacant. On appropriation to the Housing Revenue Account management and maintenance will be in line with current policy and procedure to be carried out by Homes for Haringey. The effect



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of appropriating the former caretaker's houses in this way is that the Council will be able to secure its retention and future use for housing purposes.

- 5.4 The land adjacent to Rowland Hill School is part of the Dairy Fields Recreation ground and is currently held within the Housing Revenue Account. The loss of 318 square meters from the existing 126,390 square meters (0.25%) will not be detrimental to the enjoyment of the Dairy Fields to the local community. The School is seeking permission to expand, and appropriation will allow the school to do this in order to offer extra curricula activities aimed specifically at supporting families of children special needs.
- 5.5 Appropriating the land at the Dairy Fields fronting White Hart Lane will enable the education establishment to expand providing additional facilities for the benefit of the local community.

Caretakers house, 67a Boyton Road, N8 7AE

- 5.6 The caretaker's house at 67a Boyton Road is an early 1900s three bedroom detached house constructed in solid brick. The property has been vacant for several years following the departure of the site manager. Whilst vacant the school used the property for storage until internal plumbing burst and walls and ceilings were damaged by water.
- 5.7 The house benefits from a separate entrance on Boyton Road and the position of the house would allow the property to be separated from the School by secure fencing.
- 5.8 Officers have been in consultation with the Governors at Campsbourne School, who agree with the recommendation to undertake improvement works and bring the property back into use as general needs housing. It has been agreed that as part of the improvement works the rear boundary railings will be replaced with a solid brick wall replicating the adjacent properties on the terrace and a storage facility procured.
- 5.9 In August 2013, a desktop exercise was undertaken by Corporate Property Services. On the assumption that the property has no structural issues, an indicative market value of £380,000 has been provided for this property.
- 5.10 An indicative estimate to extend and undertake works to bring this property back into use as a family dwelling will be in the region of £140,000. Capital funding has been secured to undertake these works. The current average social rent charged in 2013/14 by Haringey Council for a three bedroom property is £112.83 per week (£5,867.16 per annum).

Land adjacent to Rowland Hill School, White Hart Lane, N17 7LT



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- 5.11 The land adjacent to Rowland Hill School is currently in the Housing Revenue Account. The land is open recreation space and well maintained.
- 5.12 In August 2013, a desktop exercise was undertaken by Corporate Property Services and an indicative market value of £15,000 has been provided for this land.

6. Comments of the Chief Finance Officer and financial implications

- 6.1 There are two separate recommendations outlined in this report: one concerning a property in Boyton Road and another concerning land in White Hart Lane. The report recommends that a former caretakers house be appropriated to the Housing Revenue Account so that it can be used for Social Housing. A possible alternative to appropriation not mentioned in the report would be open market disposal which would provide a capital receipt (approximately £380k) for the Council. This would be of greater financial benefit to the Council, although there may be service or policy considerations that should also be taken into account such as the commitment to increasing the availability of housing stock in the west of the borough. If the Council retains the assets for now then it would still be possible to dispose of them at a later date; however once the Boyton Road property is appropriated to the HRA it will become subject to whatever rules apply to HRA assets at the time of disposal which tend to be more restrictive than for general fund assets. It may also become subject to Right to Buy.
- 6.3 When property is appropriated between the HRA and General Fund there is no net impact to the Council's overall position; however members should be aware that there are some accounting changes. The proportion of Council debt ascribed to the HRA increases so the HRA will pay a slightly increased proportion of the interest costs (and the General Fund a slightly decreased amount).
- 6.4 The rent income associated with the Boyton Road property is given as £5,867 a year. Given average management and maintenance costs for HRA properties this would suggest this property would not repay over thirty years the initial cost of the capital works required. (It is not that much less than the cost of a new build property (£150k to £160k for a three bed.) This would mean it would be more to the Council's financial advantage to dispose of the asset. In practice it will have no impact on the HRA budget so it can be cross subsidised from the existing capital programme. There is funding available in the HRA Capital programme for these works. However it is not clear that it can be justified in financial terms alone and members must consider carefully how they wish to balance policy and service considerations against the financial impacts.
- 6.5 The second recommendation concerns the appropriation of land adjacent to Rowland Hill out of the HRA to the General Fund (education portfolio.) Appropriation of land to Rowland Hill school would result in a risk to the General



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Fund as should Rowland Hill convert to Academy status, the Council would be required to enter into a 99 year lease for all land in use by the school.

7. Comments of the Head of Legal Services and legal implications

7.1 The Council has the power under section 122 of the Local Government Act 1972 to appropriate land for any purpose for which it is authorised to acquire land for, but the land to be appropriated must no longer be required for the purpose for which it is currently held for.

7.2 Members should note that property let under secure tenancies are subject to the Right to Buy provisions contained in the Housing Act 1985.

8.0 Equalities and Community Cohesion Comments

8.1 The proposal contained therein will provide additional affordable housing and community services that will benefit Haringey residents in line with Council objectives.

9. Head of Procurement Comments

9.1 Not required.

10. Policy Implication

10.1 There are no policy implications.

11. Reasons for the Decision

11.1 Appropriation of the site to the Housing Revenue Account will make best use of Council assets and secure its future use for housing purposes.

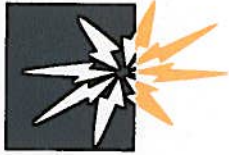
11.2 Appropriation of the land to Children's and Young Persons Service will enable additional educational resources to be provided to the local community.

12. Use of Appendices

12.1 Appendix 1 of this report contains the Ordnance Survey Plan for:

- Caretakers house, 67a Boyton Road, N8 7AE.
- Land adjacent to Rowland Hill School, N17.

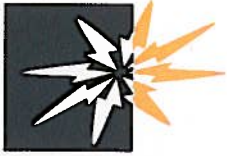
14. Local Government (Access to Information) Act 1985



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14.1 The following background papers were used to inform the production of this report:

N/a



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67a Boyton Road
Hornsey
LONDON
N8

Edged red - Site boundary
Black hatching - Herb garden CYPS managed.
Pink stipple - Haringey Council freehold
Red dot - Over 21yr lease out
Hatched brown - Other interest (right of way, held in trust etc)

Deed packet : 250

LR title no. : freehold AGL201416 (part)

Site Area : (hectares) 0.0230 ha

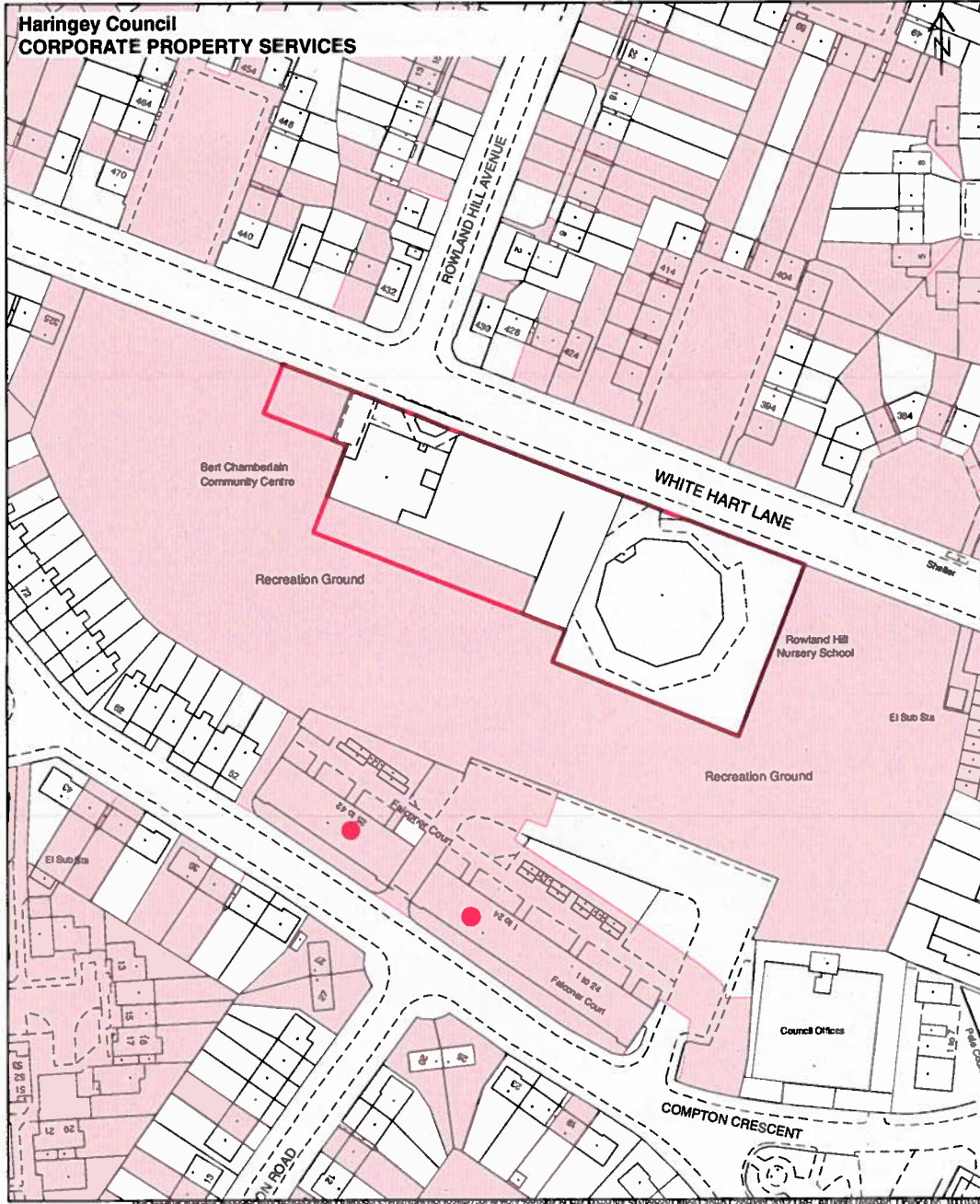
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Drawing No. BVES A4 0617a

CPM no. 0525

Overlay : Prop Ter - Live + Educ.- misc.

Plan produced by Janice Dabinett on 16/05/2013



Rowland Hill Centre Nursery & Childrens Centre
White Hart Lane
Tottenham
LONDON
N17

Edged red - Extent of site
 Tinted pink - Haringey Council freehold, HRA
 Red dot - Lease out over 21yrs

CPM no. 0314

Overlay : Prop Ter Live & Educ. School

Plan produced by Janice Dabinett on 15/01/2013

Deed packet : 16D
 LR title no. : Freehold AGL202501 (part)

Site Area (hectares) : 0.4273ha

Scale 1:1250

Drawing No. BVES A4 1207d