

Report for: Cabinet 11th September 2018

Title: Acquisition of properties at Woodside Avenue

Report authorised by: Helen Fisher, Director of Housing, Regeneration and Planning

Lead Officer: Alan Benson, Head of Housing Strategy and Commissioning

Ward(s) affected: Muswell Hill

**Report for Key/
Non Key Decision:** Key decision

1. Describe the issue under consideration

- 1.1. This report seeks authority to acquire properties (“the Properties”) on Woodside Avenue. The properties are part of the Cranwood Site. The two Properties are known as 104 Woodside Avenue, London N10 3JA and 106 Woodside Avenue, London N10 3JA.
- 1.2. The Council is progressing with plans for developing new Council-owned housing following July 2018 Cabinet. It is specifically progressing with feasibility and site investigation work for a new housing development on the Cranwood site in Muswell Hill.

2. Cabinet Member Introduction

- 2.1. The Council is progressing its ambitions for housing development. Acquiring these properties will enable the Council to continue with its plans for a housing scheme which will deliver new social rented housing in the west of the borough, where there is currently a severe shortage of social rented homes.

3. Recommendations

- 3.1 Cabinet agrees to:
 - i. The acquisition of the property known as 104 Woodside Avenue, London, N10 3JA;
 - ii. Gives delegated authority to the Director of Housing, Regeneration and Planning after consultation with the Director of Finance to agree the purchase and the terms of the acquisition for 104 Woodside Avenue. The acquisition is to be for planning purposes;
 - iii. The acquisition of the property known as 106 Woodside Avenue, London, N10 3JA for planning purposes;
 - iv. Gives delegated authority to the Director of Housing, Regeneration and Planning after consultation with the Director of Finance to agree the final contract for the acquisition of 106 Woodside Avenue;

- v. To fund the acquisitions and transaction costs from the Strategic Acquisitions budget of the agreed capital programme.

4. Reasons for decision

- 4.1 The Council is progressing with plans for developing new Council-owned housing. It is specifically progressing with potential proposals for a new housing development on the Cranwood site in Muswell Hill. [The rest of this section is exempt].

5. Alternative options considered

- 5.1. An alternative option is not to acquire the properties. [Further information is contained in the exempt part of the report]

6. Background information

- 6.1 The Council is looking at potential redevelopment of the Cranwood site, in Muswell Hill. The Council owns part of the site.
- 6.2 As yet, only initial work has been undertaken on the Cranwood site, which needs to be tested with site investigation, due diligence and further feasibility assessments before the potential housing capacity, viability and tenure mix can be determined. [The rest of this section is contained in the exempt part of the report]

7. Contribution to strategic outcomes

- 7.1. This decision supports priority 5 of the Corporate Plan - to create homes and communities where people choose to live and are able to thrive.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance and Procurement

[This information is set out in the exempt part of the report]

Legal

- 8.1. The Council has the power under section 227 of the Town and Country Planning Act 1990 to acquire each of the Properties by agreement if the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land. The Property is being acquired for planning purposes in order to facilitate the development of the Cranwood site.
- 8.2 Any acquisition must be subject to the Council obtaining absolute title for the Properties.

Equality

The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not.

The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.[The remainder of this section is contained in the exempt report]

9. Use of Appendices

Appendix 1 – site map – contained in exempt part of the report

Appendix 2 – contained in the exempt part of the report

Appendix 3 – contained in the exempt part of the report

There is an exempt Part B report which contains information under section 12a paragraphs 3 and 5 of the Local government Act 1972 relating to the financial or business affairs of any particular person (including the authority holding that information). Also Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

10. Local Government (Access to Information) Act 1985