

Haringey Council

Cabinet Member Signing – 24th February 2011

Report Title: Disposal of 8 Talbot Road, Tottenham, N15 8DH

Report of: Director of Corporate Resources

Signed:

J. Parker

Date: 16/2/11

Contact Officer: John Robinson

Name:

Telephone: 2192

E-mail: john.robinson@haringey.go.uk

Wards(s) affected: Tottenham Green

Report for Key Decision

1. Purpose of the report

- 1.1. Following marketing and receipt of bids, to seek approval to the disposal of 8 Talbot Road, N15 which has been confirmed as surplus to Council requirements and suitable for disposal.

2. Introduction by Cabinet member (if necessary)

- 2.1. The disposal of this vacant property which is in poor condition will see it returned to use as dwellings, reduce property holding costs and provide capital receipts.

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

- 3.1. The disposal of the property does not form part of the Council's planned programme of disposals and will go to further increase receipts available as part of the Capital Programme for 2010/11. The property is vacant, disused and hoarded up and a disposal to generate an additional capital receipt and thereby mitigate ongoing associated holding costs is considered to be a good use of Council assets in the current climate.

4. Recommendations

- 4.1. To note the bids received for the purchase of 8 Talbot Road, N15.
- 4.2. To authorise the Head of Corporate Property Services to dispose of the Council's freehold interest in 8 Talbot Road, N15 as set out in exempt paragraph 6.6 of the report.
- 4.3. In the event that the disposal does not proceed in line with recommendation 4.2 above, to authorise the head of Corporate Property Services to negotiate and agree terms for the disposal of 8 Talbot Road, N15, to the next best bidder.

5. Reason for recommendation(s)

- 5.1. The property is surplus to Council requirements and its disposal will result in a capital receipt for the Council which is achievable in the current financial year.
- 5.2. The property will otherwise continue to deteriorate over time with a continuing risk of break-ins and/or squatters and resulting costs to the Council.

6. Summary

- 6.1. The property was formerly used as an Adult Drop In Centre and is now vacant and boarded up. There have been historic security problems and further damage and break ins will in turn have an effect on continued holding costs. It is considered to be in a satisfactory condition, commensurate with its age and recent use, although will suffer further deterioration now it is unused.
- 6.2. The property has been confirmed as surplus to Council requirements following consultation with all relevant services and identified as suitable for disposal.
- 6.3. The property has been extensively marketed through a local agent for a period of six weeks with sealed bids being returned to the Council directly at the end of this period. A number of the bids received have exceeded market expectations, putting them above the threshold for approval under delegated powers and thus requiring Member approval.

Planning

- 6.4. Talbot Road is within the Tottenham Green Conservation Area. The property is "Locally Listed". It is referred to in the adopted "Tottenham High Road Historic Corridor Conservation Areas Character Appraisal" as follows: "No.8 Talbot Road is a locally listed mid 20th Century detached yellow stock brick property with a tall clay tiled hipped roof. Unfortunately it has an ill proportioned façade and an open forecourt with vehicular parking that detracts from its character and appearance." Its demolition would be opposed by various national and local planning policy.

6.5. The planners would welcome a sensitive refurbishment and conversion to residential use. Rear extensions and new build in back garden might be acceptable though integrity of garden plot would be a conservation concern.

Marketing

6.6. Exempt.

6.7. Exempt.

6.8. Exempt.

7. Other Options considered

7.1. The property is not in a prime location and has associated problems from neighbouring uses. It would normally be considered suitable stock for auction but this may not have achieved best value. It was considered likely to appeal to a local landlord /developer and a suitable local agent who should be fully aware of prospective purchasers.

8. Chief Financial Officer Comments

8.1. The Chief Financial Officer confirms that this property did not form part of the original disposal programme for 2010/11. It is vacant and has been declared surplus and not required by any other Council department thus will contribute to an increased in-year receipt.

8.2. Although the property is boarded up, delay in disposal will increase the risk of squatting / break ins and also further deterioration of the fabric which could impact on the eventual receipt.

8.3. The indicative property value is based on change of use being achieved and as set out in the report discussions with Planning suggest that this is likely to be granted.

9. Head of Legal Services Comments

Local Authorities are given the power to dispose of land in any manner they wish, including the sale of their freehold in accordance with the Local Government Act 1972. The only constraint is that a disposal must be for the best consideration reasonably obtainable.

A title check has been carried out in order to confirm whether there are any encumbrances preventing sale.

Whilst providing these comments it has come to light that the property has been squatted. Property Services are advised that vacant possession will be required on completion.

10. Head of Housing Strategy, Development & Partnerships Comments

SCHS has no objections to the disposal of this site.

On the face of it, it offers a good opportunity for a small housing development. However, CPS should be mindful that if the Council agrees a sale with a registered provider for the provision of housing: -

The HCA will expect the site to be disposed of at less than market value; and

- Being in the East of the Borough, the site is unlikely to attract market housing, and consequently the HCA is unlikely to provide Social Housing Grant on the basis that our key spatial priority in the Borough Investment Plan is to rebalance the East/West split by supporting a greater % of market provision in the East. To do this would almost certainly require the Council to dispose of the site at nil value.

11. Equalities & Community Cohesion Comments

11.1. Redevelopment of the site will create new housing units and contribute to the socio-economic and environmental improvements in this deprived area of the Borough.

12. Consultation

12.1. Ward Members have been notified of the proposed disposal.

13. Service Financial Comments

13.1. The disposal of the Site does not form part of the Council's planned programme of disposals and will go to further increase receipts available as part of the Capital Programme for 2010/11. The property is vacant, disused and hoarded up. A disposal to generate an additional capital receipt and thereby mitigate ongoing associated holding costs is considered to be a good use of Council assets in the current climate.

13.2. The Council's costs will be borne by the purchaser.

13.3. The receipt is anticipated to be achieved in the 2010 / 2011 financial year.

14. Use of appendices /Tables and photographs

1. Ordinance Survey Plan - Appendix 1

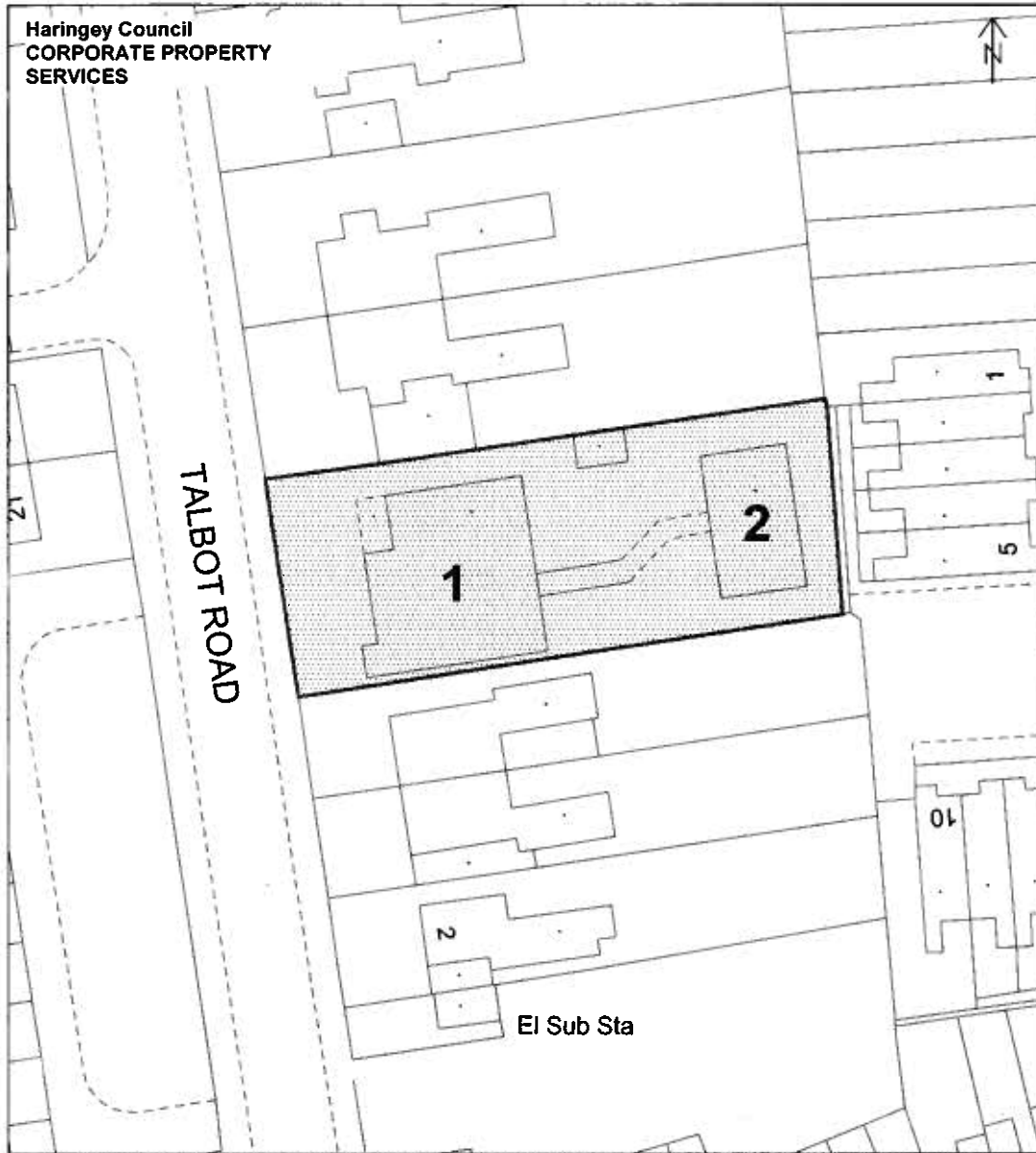
15. Local Government (Access to Information) Act 1985

15.1 Background documents are exempt.

15.2 This report contains exempt information. Exempt information is included in Appendix A and is and is not for publication. The exempt information is under the following category (identified in amended schedule 12A of the Local Government Act 1972).

S(3) Information relating to the financial or business affairs of any particular person including the authority holding the information.

Appendix 1 – Site Plan



PROPERTY AREA TOTAL - edged red 0.0929 ha

Developable land - shaded brown

1. 0.0218 ha

2. 0.0095 ha

Undevelopable land - shaded green 0.0166 ha

8 Talbot Road
Tottenham
LONDON
N15

ASSET VALUATION PLAN

Overlay : H & SS - misc.

Plan produced by Janice Dabinett on 25/10/2007

CPM no. 1094 - Main building
CPM no. 1309 - Demountable building

Scale 1:500

Drawing No. BVES A4 1199a