


Report for:	Cabinet - 4 th October 2011	Item number	
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Title:	Disposal of Council Properties
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Report authorised by :	Director of Place and Sustainability Signed:  20.09.11
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Lead Officer:	Yinka Jawando, Corporate Property Services Tel: 020 8489 2179 e-mail Yinka.jawando@haringey.gov.uk
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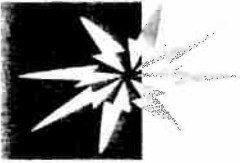
Ward(s) affected: Crouch End and White Hart Lane	Report for: Key Decision
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1. Describe the issue under consideration

- 1.1 To approve the disposal of two properties that will become surplus to the Council's requirements. The services currently occupying these two buildings are due to re-locate and as no future operational or strategic role for the premises has been identified for Council purposes, they will become surplus to requirements.
- 1.2 These disposals would represent a significant contribution to the capital receipts required to sustain the capital programme whilst reducing the Council's property running costs.

2. Cabinet Member Introduction

- 2.1 The disposal of these surplus properties will contribute to the achievement of savings targets for premises costs and also generate significant capital receipts to support the capital programme.



3. Recommendations

3.1 To authorise the Head of Corporate Property to dispose of the Council's freehold interest in the following two properties for the best consideration reasonably obtainable on the open market:-

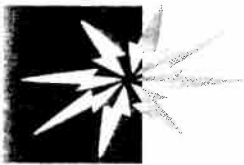
- i) 113 Crouch Hill N8
- ii) Council Offices, Compton Crescent N17

4. Other options considered

- 4.1 The possibility of refurbishment and de-conversion of 113 Crouch Hill to a family dwelling for addition to housing stock is not feasible on cost grounds.
- 4.2 The suitability of Compton Crescent as a community hub has also been considered but no specific need has been identified for a hub in this area and there would be no compensating disposal to cover or off-set the investment required to establish such a hub.
- 4.3 The proposed disposals have been considered in the context of the wider property review which is currently being undertaken within the Council. This review is bringing together a range of property related issues and activity (e.g. the impacts of service delivery changes, portfolio reviews, estate funding options and partnering with external agencies and social enterprises). In order to continue to support the Council's capital programme and minimise property running costs, it is nevertheless important to take advantage of disposal opportunities (such as those now reported) that are not entirely bound up with the review outcomes and for which no alternative use by Council services has been identified.

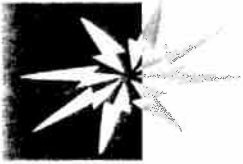
5. Background information

- 5.1 The Council's Corporate Asset Policy 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. " By implementing this policy, the Council is able to both rationalise its property holdings and through disposal of surplus, inefficient or uneconomic buildings, generate capital receipts to support the capital programme and in some cases facilitate regeneration schemes.
- 5.2 Following changes in service delivery and locations, two properties will become surplus to requirements, details of which are set out in the table below:-



Background information	Details	Proposed disposal
1. Council Offices, Compton Crescent N17		
<p>The Council owns the freehold of this building which has been used as a base for the Children’s Service Leaving Care Service for some years and is currently managed as part of the administrative/ office portfolio.</p> <p>Though not originally earmarked for disposal, the building was subject to review under the Accommodation Strategy and will become surplus to requirements when the Leaving Care team re-locates to 10 Bruce Grove and 48 Station Road by the end of the year.</p>	<p>The building is not in any specially designated area for planning or regeneration purposes and it is not envisaged that it will have any further operational or strategic purpose for the Council.</p> <p>Consequently, as part of the office portfolio, its disposal would be consistent with Accommodation Strategy objectives.</p>	<p>The building is likely to be attractive for non-residential uses (e.g. education or training, day centres, places of worship). However acquisition for residential development is a possibility.</p> <p>It is proposed that the building be disposed of for the best consideration reasonably obtainable on the open market.</p>
2. 113 Crouch Hill N8 (Red Gables)		
<p>The Council owns the freehold of the building, which is a three-storey detached house and was originally transferred from Middlesex County Council. For several years it has provided accommodation for the Family Assessment Centre but will become surplus when the Assessment Centre moves to a more suitable location at the Maya Angelou Centre, Keston Road N15 in the autumn.</p>	<p>The building is in a mainly residential area and lies within the Crouch End Conservation Area, making it subject to local planning constraints.</p>	<p>Subject to planning considerations, the building is likely to be attractive to a buyer wishing to re-convert for housing use or possibly for use as a private nursery.</p> <p>It is proposed that the building be disposed of for the best consideration reasonably obtainable on the open market</p>

5.3 The combined capital receipts from these disposals would make a significant contribution to capital receipts targets in the current and/or next financial years, which are important in sustaining the capital programme.



6. Comments of the Chief Financial Officer and Financial Implications

- 6.1 Any revenue savings achieved from avoiding future running costs on these buildings would contribute towards the significant savings targets agreed as part of the 2011-12 budget. It is estimated that the saving from these buildings will be around £55k per annum largely from Compton Crescent as, in relation to Crouch Hill, running costs will still be incurred at the new location.
- 6.2 Moreover, it is anticipated that disposal of these buildings would release capital value in the region of £2m plus which should be achievable in the current financial year.
- 6.3 Capital receipts generated will be re-directed to other Council objectives in accordance with capital programme priorities.
- 6.4 **Exempt.**

7. Comments of the Head of Legal Services and Legal Implications

- 7.1 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 any disposal must be for the best consideration reasonably obtainable unless the Secretary of State consents to the disposal.

8. Equalities and Community Cohesion Comments

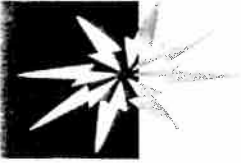
- 8.1 Capital receipts from these disposals will support Council objectives benefiting the wider community in Haringey.

9. Policy Implications

- 9.1 The proposals are in line with the Accommodation Strategy which seeks to rationalise the office portfolio and the Council's Corporate Asset Policy 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." These objectives are particularly relevant to the Council priority of delivering high quality efficient services but the capital receipts from disposals also support wider Council priorities by generating funding for the capital programme.

10. Use of Appendices

Appendix 1 contains location plans for each property (BVES A4 0722b and BVES A4 1018c).



Haringey Council

11. Local Government (Access to Information) Act 1985

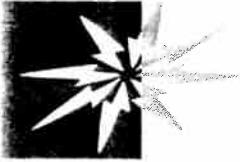
11.1 Background Documents

Asset Management Plan 2009-12 (Link: [Asset Management Plan: Haringey Council](#))

Other background documents are exempt.

11.2 The report contains exempt information. Exempt information is contained in Appendix A and is **not for publication**. The exempt information is under the following category (identified in amended schedule 12A of the Local Government Act 1972):-

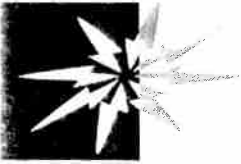
S(3) Information relating to the financial or business affairs of any particular person including the authority holding the information.



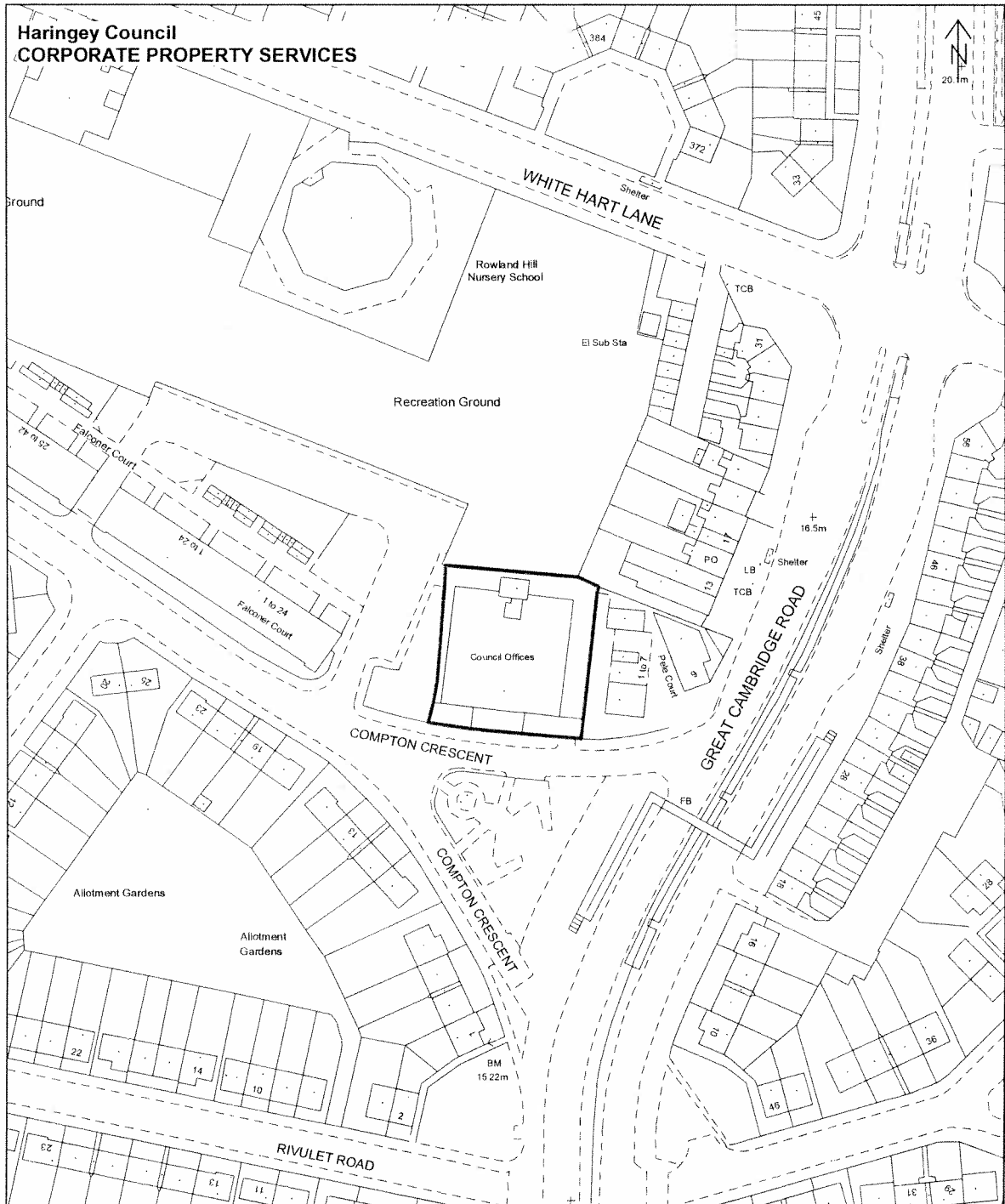
**113 Crouch Hill
LONDON
N8 9QN**

CPM No.
Overlay : Education - Misc
Plan produced by Janice Dabinett on 01/12/2010

Deed Doc. No. : HD221
LR title no. : MX237439
Site Area (hectares) : 0.1062 ha
Scale 1:1250
Drawing No. BVES A4 0722b



Haringey Council



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Admin Building
Compton Crescent (junction with Great
Cambridge Road)
Tottenham
LONDON
N17

CPM no. 0034

Overlay : H & SS - Admin Buildings

Plan produced by Janice Dabinett on 06/09/2011

Deed document no. 16D

LR title no. : Freehold AGL202501 (part)

Site Area (in hectares) : 0.1267 ha

Scale 1:1250

Drawing No. BVES A4 1018c

