




Haringey Council

Report for:	Cabinet - 8 th November 2011	Item number	
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Title:	Disposal of Council Properties - Council Offices Compton Crescent N17
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Report authorised by :	Director of Place and Sustainability Signed: 
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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: White Hart Lane	Report for: Key Decision
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1. Describe the issue under consideration

- 1.1 To approve the disposal of the former Council offices in Compton Crescent N17 which are expected to become surplus to the Council's requirements. The service currently occupying this building is planning re-location 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 This disposal would contribute 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 surplus properties will contribute to the achievement of savings targets on 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 Council Offices at Compton Crescent N17 for the best consideration reasonably obtainable on the open market.

4. Other options considered

- 4.1 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.
- 4.2 The proposed disposal has 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 that 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, the Council offices at Compton Crescent N17 are expected to become surplus to requirements.
- 5.3 The Council owns the freehold of this building which has been used as a base for the Children's Service Leaving Care team for some years and is currently managed as part of the administrative/ office portfolio.
- 5.4 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 other premises as currently planned.
- 5.5 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.

- 5.6 Consequently, as part of the office portfolio, its disposal would be consistent with Accommodation Strategy objectives.
- 5.7 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.
- 5.8 It is proposed that the building be disposed of for the best consideration reasonably obtainable on the open market.
- 5.9 The capital receipt from this disposal 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 Revenue savings achieved from avoiding future running costs on this building are estimated at around £55k per annum and would contribute towards the significant savings targets agreed as part of the 2011-12 budget.
- 6.2 Moreover, disposal of the building would release significant capital value which should be achievable in the current financial year with the receipt generated re-directed to other Council objectives in line with capital programme priorities.
- 6.3 **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 the disposal will support Council objectives benefiting the wider community in Haringey.

9. Policy Implications

- 9.1 The proposal is 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 a location plan for the property (BVES A4 1018c).

11. Local Government (Access to Information) Act 1985

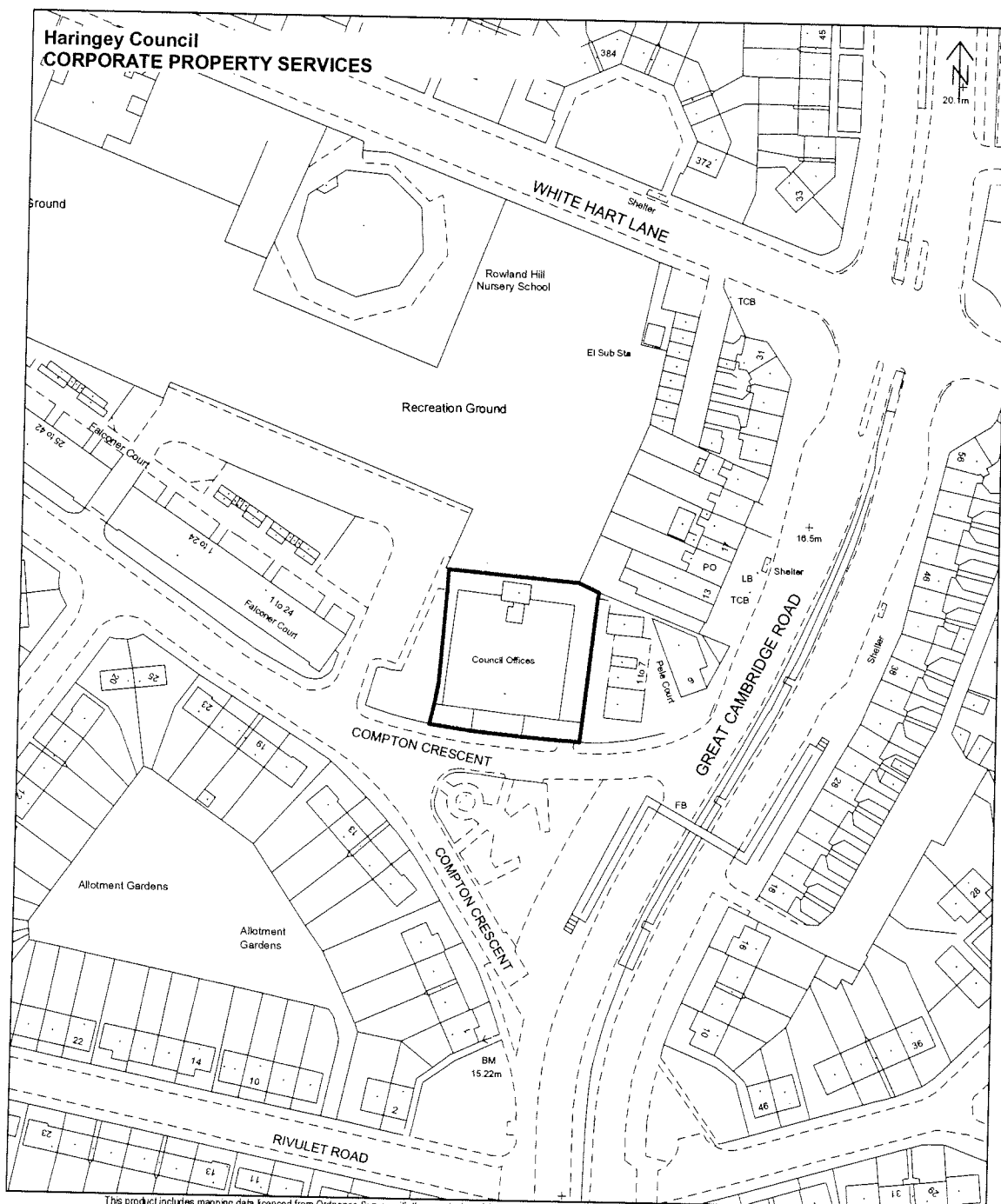
11.1 Background Documents

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.



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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

