




Haringey Council

Report for:	Cabinet – 13 th November 2012	Item Number:	
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Title:	WELBOURNE COMMUNITY CENTRE SITE - DISPOSAL FOR REGENERATIVE DEVELOPMENT
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Report Authorised by:	Director of Place and Sustainability 
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Lead Officer:	Dinesh Kotecha – Head of Corporate Property Tel: 020 8489 2101 e-mail: dinesh.kotecha@haringey.gov.uk
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Ward(s) affected: Tottenham Hale	Report for: Key Decision
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1. Describe the issue under consideration

1.1 The Council identified this site as suitable for regeneration in June 2008 but decided in July 2009 to defer disposal pending an improvement in the property market. This report outlines current market conditions and the importance of now bringing forward the development in support of regeneration objectives for Tottenham.

2. Cabinet Member introduction

2.1 The disposal is in accordance with the Council's Corporate Asset Management Policy and will release latent value and regeneration opportunities in Tottenham.

3. Recommendations

3.1 To note the updated position and agree that the disposal of the Welbourne Centre site in pursuance of the Council's regeneration objectives should now proceed.

3.2 That the Head of Head of Corporate Property Services be authorised in consultation with the Director of Place and Sustainability and Cabinet Member for Finance and Carbon Reduction to approve arrangements and terms for disposal of the property as shown on attached plan BVES A4 1427e

4. Alternative options considered

4.1 In June 2008 Cabinet fully considered the option of retention prior to deciding to release the site for redevelopment and this was again considered in 2009 when it decided to defer disposal in the light of the property market at the time.

4.2 Following agreement of a vacation date with the current occupants and having received advice on the property market, the previous options have been reviewed. Given the strategic importance of the site together with the poor condition of the building and under utilisation of the site, retention of the building is not recommended. Retention as a community centre (whether managed by the Council or leased) would prevent realisation of greater benefits for the community and represent poor use of public assets as well as being uneconomic and unsustainable.

5. Background information

5.1 Cabinet in June 2008 identified this site as suitable for regeneration and agreed to release the site for disposal subject to satisfactory replacement of community facilities in the area. In July 2009 Cabinet resolved to defer the disposal until the property market showed some upward change.

5.2 The Welbourne Centre site is located at the apex junction of Monument Way with Chestnut Road within a mixed residential and commercial area close to Tottenham Hale transport interchange. This is a strategic site that forms part of the Transforming Tottenham Hale Urban Centre Master Plan Supplementary Planning Document.

5.3 The Centre comprises a single storey steel framed structure with profile steel sheet cladding under a flat felt covered roof built in the 1970's. The building is in poor condition and at the end of its useful life.

5.4 Currently the centre is occupied by the Caribbean Senior Citizens Association (CSCA) whose tenancy was terminated in May 2011. In July 2012 a court approved consent order was agreed with the CSCA on the basis that the tenant vacates the site by 31st December 2012. An equalities impact assessment was completed in relation to the Court action at the time.

5.5 The site is within the Tottenham International Framework as part of the Council's Urban Development Plan and its location in this area provides a major opportunity to create a thriving, sustainable urban centre with a significant number of new homes, together with an integrated mix of employment, retail and leisure uses. The site also represents an important part of the current master planning process which covers the Tottenham Hale area.

- 5.6 A property agent has been appointed to provide an assessment of the property market and advice on the disposal strategy to bring forward regenerative development of this site. The site becoming vacant at the end of the year provides an opportunity to find a developer partner in the interim for the site and to enable the development to move forward.
- 5.7 The property market has improved for sites such as the Welbourne site and there is sufficient demand for the site to be marketed for disposal on the open market. The site occupies a prominent site in Chestnut Road and is in an area that provides residential and employment uses with a comprehensive range of public transport and offers an opportunity to provide a high density development. The site is identified as a key redevelopment site in the area within the Tottenham Hale Urban Centre Masterplan SPD and this regeneration opportunity could fulfil current needs within the Borough as a housing or business employment development or mix of both.
- 5.8 A planning brief is being prepared for the site and will be included as part of the marketing. The prominent corner site will require special architectural treatment to create a residential led mixed use development with housing units on the upper floors and potential for commercial and community spaces to justify the delivery of a more substantial local landmark. The eastern side of the recreation ground between Chesnut Road and Scales Road should be a prominent residential frontage contributing to a strong sense of place. All residential development between the enclosed recreation ground and Down Lane Recreation Ground should seek to maximise the opportunities offered by views of the green spaces, and of east-west orientation. In accordance with its highly visible location, development along Watermead Way must be of good quality design.
- 5.9 The Council along with the GLA have appointed Arup to develop an investment framework and regeneration strategy for Tottenham. As part of this commission ARUP will be undertaking masterplanning work in Tottenham. ARUP are currently undertaking a review which includes the updating of the Tottenham Hale Urban Centre SDP which will include the Welbourne Centre site. As part of the master planning exercise consideration is also being given to the need for new business spaces that could be incorporated within this site as part of a mixed use development.
- 5.10 Transport for London own land adjacent to the site which was transferred for highway improvements. Part of the land is not required and discussion is ongoing to transfer part of the land back to the Council as part of the development site.
- 5.11 The building is in a poor condition requiring expenditure on repairs and maintenance amounting to £353,000. In view of impending disposal of the site it is not economic to carry out the repairs to the building. The site will be secured and hoardings erected around the site. It is proposed to market the site following the review currently being carried out in order to secure a developer partner by the time the site becomes vacant.

Key milestones are as follows;

- Site secured – early 2013
- Interim use considered and achieved if appropriate – Spring 2013
- Marketing of site – Spring 2013
- Selection of Developer – Summer 2013
- Development sale completed – Autumn 2013
- Planning consent achieved – Spring 2014
- Start on site – Summer 2014
- Development completed – 2015

5.12 Exempt.

6. Comments of the Chief Finance Officer and financial implications

6.1 This disposal will provide a general fund capital receipt which can be used to the benefit of the Council's capital programme.

6.2 The disposal plan for the site is unconditional in respect of planning approval. The exempt attachment to this report outlines the range of values potentially attributable to the site for a variety of planning uses.

6.3 In order to secure best value for the Council the sale terms may therefore need to include appropriate overage terms.

7. Head of Legal Services and legal implications

7.1 The Head of Legal Services has been consulted in the preparation of this report, and makes the following comments.

7.2 Subject to investigation of title, under Section 123 of the Local Government Act 1972 the Council has the power to dispose of its freehold interest in the Centre. The only constraint being that the sale on the open market is for the best consideration reasonably obtainable.

7.3 Consideration should be given to include in any sale agreement overage provisions designed to trigger further payment in the event of increased density of the sale site at a later date.

7.4 It is noted in paragraph 5.10 of the Report that land previously transferred to Transport for London may be returned to the Council for incorporation as part of the development site.

7.5 Exempt.

7.6 Exempt.

8. Equalities and Community Cohesion Comments

- 8.1 The disposal and redevelopment of the site will provide socio economic regeneration in a priority area in the Borough and contribute to wider community benefits in line with the Transforming Tottenham Hale Urban Centre Master Plan Supplementary Planning Document.

9. Policy Implications

- 9.1 The Council has an established objective for disposal of this site.

10. Reason for Decision

- 10.1 The Council has previously agreed a long term aim for the disposal of this site, the community centre situated within it having reached the end of its useful life. The upcoming vacation of the centre, combined with improved market conditions and the impetus for regeneration from the relevant Master Plans mean that the conditions are now right for disposal to proceed.

11. Use of Appendices

Appendix 1 – Plan of the Welbourne Centre site

12. Local Government (Access to Information) Act 1985

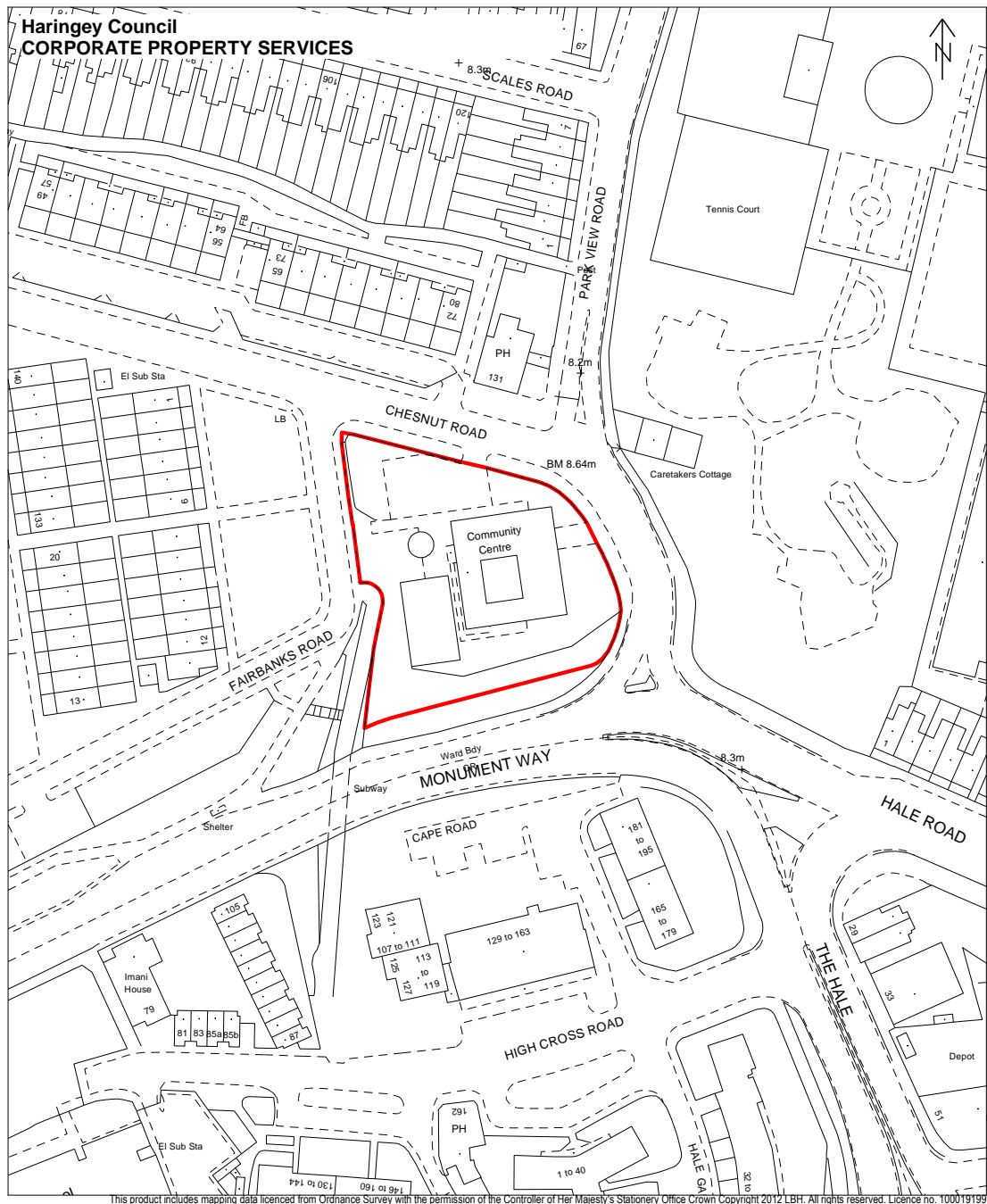
Background papers

Cabinet reports – Welbourne Community Centre 17th June 2008 and 21st July 2009

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.

Appendix 1 – Plan of Welbourne Centre site



Welbourne Centre
Chesnut Road
Tottenham
LONDON
N17

CPM No. 0817

Overlay : Property Terrier

Plan produced by Janice Dabinett on 25/09/2012

Deed packet : 5280, 6040

LR title no. : Freehold NGL298625 (part),

Site Area (hectares) : 0.2927 ha

Scale 1:1250

Drawing No. BVES A4 1427e