

Cabinet Member for Resources Signing 16 April 2008

Report Title: Appropriation of Stoneleigh Road Depot, 7 Holcombe Road N17 9BQ.	
Forward Plan reference number V71/1	
Report of: Julie Parker, Director of Corporate Resources	
Wards(s) affected:, Tottenham Hale,	Report for: key decision
<p>1. Purpose</p> <p>1.1 To obtain Members' approval for the appropriation of Stoneleigh Road Depot N17 from the Housing Revenue Account (HRA) to the General Fund.</p>	
<p>2. Recommendations</p> <p>2.1 That pursuant to the provisions of Section 122 Local Government Act 1972 the land shown on the attached plan referenced BVES A4 1617a comprising 400m2 held under the Housing Acts be appropriated from Housing purposes to Part VII Local Government Act 1972 (General Fund) and the accounts be adjusted to show the transfer of the capital value of the land, namely £61,000.</p>	
Report Authorised by: Julie Parker, Director of Corporate Resources	
<p>Signed: Julie Parker</p> <p>Date:</p>	
<p>Contact Officer: Geoff Hood, Senior Valuer 020 8489 2447</p>	
<p>3. Chief Financial Officer Comments</p> <p>3.1 The appropriation of this property to the General Fund will reduce the charge for the use of assets the General Fund makes to the HRA (item 8 debit charge) by £2k in 2007/08 and £5k in a full year.</p>	
<p>4. Head of Legal Services Comments</p> <p>4.1 See Section 9 Below</p>	

5. Local Government (Access to Information) Act 1985

Corporate Property Services Property Terrier

Head of Property Services Delegated Authority Reports 3rd August 2005
Lead Member of Finance and Housing Report of January 2006 (unsigned)

6. Strategic Implications

- 6.1 The Council could be liable to pay back LDA funding if the appropriation is not authorised and as the scheme is already built the Council would also need to identify an alternative source of funding.

7. Financial Implications

See Chief Financial Officer comments (para 3.1)

8. Legal Implications

- 8.1 All decisions to appropriate (beyond minor boundary adjustments) need to be taken by the Cabinet Member for Resources except where the implications for service delivery or external disposal are so significant that the decision should be taken by the full Cabinet. Since individual Cabinet Members can take key decisions. As this has financial implications as the need to find alternative funding resources, then this is a key decision and has been included on the Forward Plan. The Leader has indicated that the matter should go to the Cabinet Member rather than full Cabinet.
- 8.2 The decision if taken by the Cabinet Member for Resources should then be reported to the next full Cabinet for noting.

9. Equalities Implications

- 9.1 The resultant revenue income can be used in accordance with the Council policies that are directed at all disadvantaged groups.

10. Consultation

- 10.1 Ward Members have not been consulted on this appropriation as it is an administrative matter.

11. Background

- 11.1 This property was previously a Housing depot which was redeveloped in 2006/7 to create managed workspaces for small and medium enterprises under the Urban Cities for City Growth ERDF 3.2 Project with grant aid from GoL and the LDA. Consequently an appropriation of the land from the Housing Revenue Account to the General Fund was required. It is now apparent that an earlier action taken under delegated authority to effect the appropriation was not consistent with the Council's constitution and a Member level approval to the appropriation is sought to remedy this position.

12. Report

- 12.1 The site of Stoneleigh Road Depot N17 lies on former Tottenham Borough Council land that has been in the possession of Haringey Council since 1947-1949. The site is bounded on the north by a playground, on the west and south by Holcombe Road, and on the east by Stoneleigh Road. It was originally used as a play area, until c.1985 when the single storey brick building was erected. It was then in use until February 2001 as a depot for Housing building and construction services and was subsequently declared surplus to Housing requirements. The site area is 400m², and the building has a gross internal area of 112 m². The depot
- 12.2 The redevelopment of Stoneleigh Road Depot N17 to create managed workspaces for small and medium enterprises was undertaken as part of the Urban Centres for City Growth ERDF 3.2 Project. The existing redundant building was replaced with a new building consisting of a reception, café, communal courtyard, and approximately 580m² of office space. A mixture of funding was available for the scheme including around £400,000 from the Government office for London (GoL), another £400,000 from the London Development Agency (LDA), and capital funding of £250,000. Neighbourhood Management was the lead partner for the project, with Corporate Property Services delivering the scheme and managing the units which have now been built
- 12.3 Redevelopment of the site was contingent on appropriation of the site from the HRA to the General Fund. Without this appropriation, the land cannot be legally used for the scheme, and the letting of the units to tenants cannot take place. On the 3rd August 2005 the then Head of Property Services signed a delegated report for the appropriation of land at Stoneleigh Road N17 (now known as 7 Holcombe Road). However the appropriation of land under the new Cabinet Constitution requires the appropriation to be undertaken either by Cabinet or a Cabinet Member rather than powers delegated to the Heads of Service, The Delegated Report signed by the Head of Property Services on the 3rd August 2005 is therefore rendered invalid.

13. Conclusion

- 13.1 This report therefore proposes that the earlier non constitutional delegated action be remedied by agreeing the recommendation in para 2.1 above in order to validate the use of the LDA funds for the scheme.
- 13.2 The Head of Corporate Property Services recommends that pursuant to the provisions of Section 122 Local Government Act 1972 the land shown on the attached plan referenced BVES A4 1617a comprising 400m² be appropriated from Housing purposes to Part VII Local Government Act 1972 and the accounts be adjusted to show the transfer of the capital value of the land at £61,000 representing the market value.