

Item No: 5.1	Classification: Open	Date: 25 January 2012	Meeting Name: Council Assembly
Report title:		Badminton House, Quorn Road, SE22 – Disposal of freehold interest – Application to the Secretary of State for the Department of Communities and Local Government (DCLG)	
Wards or Groups affected:		South Camberwell	
From:		Cabinet	

RECOMMENDATIONS

1. That the council assembly:
 - (i) notes the Cabinet decision of the 31 May 2011 to dispose of Badminton House, SE22 (“the Property”) as contained in the report entitled ‘East Dulwich Estate Regeneration Scheme Update and Proposals for revision’.
 - (ii) notes the Cabinet decision of the 13 December 2011 to approve the disposal of the Property on the terms outlined in the closed version of that report.
 - (iii) following a recommendation by Cabinet on the 13 December 2011, approves an application to the Secretary of State for the Department of Communities and Local Government (DCLG) for consent to the disposal of the Property.

BACKGROUND INFORMATION

2. The recent Cabinet report of the 13 December 2011, approving the sale of the freehold interest in the Property, is attached at Appendix A. This outlines the background to the decision to sell the Property.
3. The Property has been marketed for sale by informal tender. The terms of a proposed disposal have been approved by the Council’s Cabinet and are detailed in the closed version of the report presented on the 13 December 2011.
4. Cabinet have been advised that as the Property is land held for housing purposes any disposal of it can only proceed in accordance with Section 32 of the Housing Act 1985 (as amended) (“the 1985 Act”), for which purposes the consent of the Secretary of State for the DCLG is required. However, a number of general consents have been issued in The General Housing Consents 2005 (“the General Consents”) which permit the sale of housing land, provided that certain conditions are met.
5. The proposed disposal of the Property is one which is not permitted under the General Consents and therefore the council will need to seek the consent of the DCLG to the disposal of the Property. The recommendation to dispose of the

Property is a matter reserved to Cabinet for collective decision making under Part 3C, paragraph 13 of the council's constitution. Agreeing an application to the DCLG for consent to dispose of the Property is a matter reserved to Council Assembly under Part 3A, paragraph 12 of the council's constitution.

KEY ISSUES FOR CONSIDERATION

6. It is imperative that all relevant consents are sought and obtained to enable the sale of the Property to proceed in a timely manner to completion.
7. A substantial capital receipt will arise as a result of the proposed sale. This is needed to replenish the Housing Investment Programme that has forward funded the costs of the East Dulwich Estate regeneration.

SUPPLEMENTAL ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

8. The comments from the Strategic Director of Communities, Law & Governance are set out in the report attached at Appendix A.

Finance Director (NR/F&R/4/1/12)

9. The comments from the Finance Director are set out in the report attached at Appendix A (approval by Cabinet) and confirms the same.

BACKGROUND DOCUMENTS

Background Papers	Held at	Contact
Badminton House, Quorn Road, London SE22	Development Team, Property Division, 160 Tooley Street, London SE1 2QH	Paul Davies 020 7525 5529

APPENDICES

No.	Title
Appendix A	Badminton House, Quorn Road, SE22 – Cabinet Report dated 13 December 2011, Disposal of Freehold interest (Open report)

AUDIT TRAIL

Lead Officer	Eleanor Kelly, Deputy Chief Executive	
Report Author	Paul Davies, Principal Surveyor	
Version	Final	
Dated	11 January 2012	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Communities, Law & Governance	Yes	Yes
Finance Director	Yes	Yes
Cabinet Member	Yes	No
Date final report sent to Constitutional Team	11 January 2012	