

<b>Item No.</b> 10.	<b>Classification:</b> Open	<b>Date:</b> 19 April 2011	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Disposal of 117-119 Ivydale Road, SE15	
<b>Ward:</b>		Nunhead	
<b>Cabinet Member:</b>		Councillor Richard Livingstone - Finance, Resources and Community Safety	

## **FOREWORD – COUNCILLOR RICHARD LIVINGSTONE CABINET MEMBER FOR FINANCE, RESOURCES AND COMMUNITY SAFETY**

1. This report proposes authorising the sale of the council's freehold of 117-119 Ivydale Road in Nunhead, in line with the decision made by the previous executive to dispose of the site. This will enable five new houses to be built of a similar size to the homes elsewhere in the road. The receipts from this property will be usable in the Housing Investment Programme to contribute towards the council's commitment to make every council home warm, safe and dry.

### **RECOMMENDATIONS**

That Cabinet agrees:

2. To authorise the Head of Property to dispose of the council's freehold interest in 117-119 Ivydale Road ("the Land"), for the consideration set out in the closed version of this report.
3. To delegate authority to the Head of Property to agree any variation to the terms agreed.

### **BACKGROUND INFORMATION**

4. 117-119 Ivydale Road is shown edged red at Appendix 1 and comprises a derelict vacant prefabricated dwelling and vacant land.
5. The council holds the freehold interest of the Land. The interest is not subject to any leases or licenses.
6. The then Executive resolved to sell the Land together with the site opposite (122-148 Ivydale Road) for a phased development. Owing to this Land becoming vacant earlier than anticipated it can now be disposed of independently.
7. The Land was declared surplus on 16 November 2010 by the Strategic Director of Regeneration and Neighbourhoods.
8. The Land was marketed for sale and attracted significant response from interested parties.

9. In order to achieve best consideration it is proposed to transfer the Land by way of a contract conditional on planning permission being granted. The purchaser will pay a deposit and on receipt of a satisfactory planning consent the balance of the consideration will be paid. The freehold interest in the Land will then be transferred to the purchaser unconditionally.
10. The Land will be sold with the existing derelict structure in place and the purchaser will be responsible for its demolition and removal.
11. The Land is held in the council's housing revenue account.

### **KEY ISSUES FOR CONSIDERATION**

12. In accordance with the principles and policy of good asset management laid down by government together with local authority regulations, councils are required to dispose of surplus property assets subject to best consideration requirements.
13. The disposal of the Land will ensure that it is bought back into beneficial use through regeneration. In addition, it will alleviate the council of the costs of security and ongoing management

### **Policy implications**

14. The recommendation will produce a capital receipt that will be available to supplement the capital programme.

### **Community Impact Statement**

15. The recommendation should result in a derelict site being brought back into use as housing.
16. It is considered that the disposal will have no effect on the council's agenda for age, disability, faith/religion, gender, race and ethnicity and sexual orientation.
17. The local community will be consulted through the planning process and any negative impacts of development will be managed in this way.

### **Resource implications**

18. These are set out in the closed version of the report.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Strategic Director of Communities, Law & Governance**

19. As the Land falls within the council's housing portfolio, the disposal can only proceed in accordance with Section 32 of the Housing Act 1985, for which purposes the consent of the Secretary of State is required. Consent E3.1 of the General Consent for the Disposal of Part II Land 2005 enables the Council to dispose of any land held for the purposes of Part II for the best consideration that can reasonably be obtained, provided that any dwelling house included in the disposal:

- (a) Is vacant.
- (b) Will not be used as housing accommodation; and
- (c) Will be demolished.

20. Paragraph 4 of this report confirms that the dwelling on the site is vacant, and at paragraph 10 the report confirms that the dwelling will be demolished.
21. The closed report confirms that the consideration to be obtained for the disposal is the best consideration that can reasonably be obtained.
22. If the Cabinet is satisfied that the disposal satisfies the requirements of the general consent and that the consideration as set out in the closed report represents the best consideration that can reasonably be obtained, they may proceed with approval of the recommendation.

### Finance Director

23. These are set out in the closed report.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Correspondence file	Property Services 160 Tooley Street, SE1	Tim Surry 020 7525 5378

### APPENDICES

No.	Title
Appendix 1	Land ownership plan

### AUDIT TRAIL

<b>Cabinet Member</b>	Councillor Richard Livingstone - Finance, Resources and Community Safety	
<b>Lead Officer</b>	Eleanor Kelly, Deputy Chief Executive	
<b>Report Author</b>	Tim Surry, Property Services	
<b>Version</b>	Final	
<b>Dated</b>	8 April 2011	
<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	Yes	Yes
Finance Director	Yes	In closed report
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>	8 April 2011	