

APPENDIX 1

Parks and Cemeteries Service Tenancies: Progress Report July 2003

Introduction

A review of Service Tenancies in Parks and Cemeteries was first reported to Environment Committee in July 1997. At that time there were 32 properties in the Service Tenancy portfolios of the two services. Six of these were Cemeteries' properties and 26 were Parks' properties. This note summarises the current position in relation to these properties. Progress has been relatively slow largely due to difficulties of finding suitable properties to re-house existing tenants at a time of acute housing shortage.

Cemeteries Properties to be Retained

All six cemeteries' properties were judged to meet the criteria for retention agreed in July 1997 in that all six contributed significantly to security, public accessibility and confidence in the facilities.

All six properties are now appropriately tenanted with tenants having signed new contracts of employment and tenancy agreements.

Parks Properties to be Retained

Twelve of the Parks properties were judged to meet the criteria for retention. Nine of these were thought to be appropriate for service tenancies and three for other operational purposes. Of the nine, five are tenanted appropriately by current employees, one is vacant and in need of structural repair before it can be tenanted and three properties continue to need further action to ensure an appropriate tenancy is in place. Existing tenants will need re-housing and legal proceedings may be necessary to secure possession.

Of the three properties retained for operational purposes, 658 Harrow Road has now been converted to office accommodation; the flat at Alperton Sports Ground has been leased with the pavilion; and the flat at Eton Grove which is in need of substantial repair, is being packaged with the pavilion for leasing.

Properties Surplus to Parks Requirements

Fourteen of the original 32 properties were judged not to meet the requirements for retention and were, therefore, surplus to the requirements of the Parks Service in the long term. Of these, five have been disposed of. Two need to be transferred to the HRA with their existing tenants but are in need of some improvement before this transfer can take place. One is being held vacant to assist with the resolution of the three inappropriately tenanted properties earmarked for retention.

Two at Willesden Sports Centre have recently returned to Environment from Community Development. One is vacant and options for re-housing the tenants of the other are being pursued as the flats will be demolished as part of the PFI redevelopment of the Sports Centre.

The other four flats, at Vale Farm House, are or will shortly be, vacant and the site is being disposed of to the Primary Care Trust for re-development as a Primary Care Centre for Sudbury.