

Briefing Note on Issues included in the Forward Plan Issue 2004 /05

SERVICE AREA: Corporate Services

Report ref	Report title
Cor -04/05-78	Dollis Hill House: proposals for its restoration and adaptation into a health centre and facility for the community
<p>Summary</p> <p>Dollis Hill House is a grade 11 listed building dating from 1825 and located on a site enjoying panoramic views over London. The House's listing is due to historical interest in it rather than architectural merit in its design and appearance. The House and the surrounding Gladstone Park has been in the borough's ownership since 1899. The House's last use was that of a training base for catering students. However, following two arson attacks in the mid 1990s the House has lain derelict, shrouded in scaffolding. Currently the House is a sad sight and an eyesore.</p> <p>In recent years the Council has tried to find a purchaser / partner for the House with access to the considerable funds needed to restore the building. Unfortunately, the only parties interested in such an investment were catering companies seeking commercial, restaurant use which was unacceptable to local residents. For the past two years the Council has deferred a decision to demolish what is left of the House in order to give the local Dollis Hill House Trust the opportunity to raise funds and secure Heritage Lottery grants as part of a business case to acquire the property from the Council. Various extensions in time were given to the Trust to finalise their business case but mid way through 2004 there was still no sign of the Trust being in a position to proceed. At this point in time an alternative option for the House was put to the Council and it is this option which is now being considered by the Council.</p> <p><u>Proposal</u></p> <p>Brent Teaching Primary Care Trust (the PCT) has expressed an interest in acquiring Dollis Hill House for use as a health centre and community facility. The location suits the PCT's needs for an additional facility in the Dollis Hill area. Early discussions between the PCT's architects and English Heritage over restoration works to the existing building and the construction of an extension (to make the building viable) have been encouraging and so far the PCT has not been put off by the high cost of the project - £ several million.</p> <p>The PCT is aware of the Council's wish – and also the wish of the Dollis Hill House Trust – for the House to contain some community facilities and the PCT is willing to provide such facilities provided that the House is properly managed and security is not compromised.</p>	

The PCT is currently working on its designs and firming up costs of the project. Details of the transaction between the Council and the PCT have yet to be finalised but it is likely that the property transaction will be:

- the sale of a long lease on the House and site shown on the plan attached – 125 years at a peppercorn ground rent
- the payment of a modest premium to the Council
- Lease covenants restricting user and protecting long term the community use and public rights of access to parts of the building

Consultation to date has been via the Dollis Hill House Trust but this will be widened in the New Year to encompass local interest groups not represented by the Trust.

Nature of Decision to be taken / Intended Outcome

To approve the sale of a long lease on Dollis Hill House to Brent Teaching Primary Care Trust for the provision of a health centre and facility for the community.

Timescale for Decision

Probably the meeting of the Executive in February or March 2005.

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