

	<p style="text-align: center;">Executive 19 October 2009</p> <p style="text-align: center;">Report from the Director of Finance and Corporate Resources</p>
<p style="text-align: right;">Ward Affected: Harlesden</p>	
<p>Proposed Disposal of 38 Craven Park Road, Harlesden, NW10</p>	

Forward Plan Ref: F&CR-09/10-10

The report has the following attachments:

- Appendix 1 –location plan

1.0 Summary

- 1.1 This report seeks the Executive's approval to the disposal of a building currently used for adult education purposes but which will become surplus to requirements subsequent to the relocation of the service to Harlesden Library.

2.0 Recommendation

- 2.1 The Executive authorise the Head of Property and Asset Management to dispose of the property with vacant possession by way of auction, on such terms as he considers appropriate provided that such reserve price as he considers appropriate is achieved.

3.0 Detail

- 3.1 The Council holds the freehold of 38 Craven Park Road. It was built at the turn of the century and is situated over four storeys. It is located, as shown on the attached plan, at the junction of Craven Park Road and Manor Road. Originally a residential property it is currently occupied by Brent Adult and Community Education (BACES), and is used for educational purposes. BACES are moving to new mezzanine floor space currently being created for their use within Harlesden Library which is due to re-open following extensive refurbishment in early 2010.

- 3.2 The premises at Harlesden Library will be more suitable for BACES needs as the space to be occupied by BACES has been designed specifically for their requirements and will be DDA compliant. Furthermore, the Harlesden Library has been designed to be a hub of library and community space in one centre and is another “Library Plus” building.
- 3.3 The potential availability of this property for alternative Council uses was highlighted at the Council’s Assets and Capital Board. Whilst there was some initial interest no bids were received and therefore the property is considered to be surplus to requirements. In accordance with the Council’s policy on assets where no alternative uses are identified the property is then considered for disposal.
- 3.4 It is therefore proposed, subject to Member approval, to place this property into auction as soon as vacant possession has been obtained. Clearly possession will only take place at a time convenient to the BACES which will need to maintain continuity of service until it is able to relocate to Harlesden Library.

4.0 Financial Implications

- 4.1 It is proposed that an auction reserve price be agreed with the appointed auctioneer at a figure considered by the Head of Property and Asset Management to reflect a realistic market value for the property.
- 4.2 Provision shall be made from the sale proceeds for the disposal costs, including Auctioneers commission, legal costs, and the administrative costs of Property and Asset Management.
- 4.3 The current Environment and Culture capital programme includes a sum of £250k as a contribution to the total costs of the Harlesden Library refurbishment project, to be funded from the capital receipt arising from the sale of this property. If this contribution is not arising it will put pressure on the remaining capital programme to provide the funding to meet this element of the project costs. In addition the overall resourcing of the capital programme includes a forecast target of £1.576m in 2009/10 to be derived from the Corporate Property Disposals Programme, any net sums arising from the sale of this property in excess of the required library funding will contribute to this target. The reserve figure applied to this sale at auction will be in excess of the £250,000 required to be achieved as part of the council's capital receipts programme.

5.0 Legal Implications

- 5.1 The value of this property is in excess of the value of properties which can be sold under the delegated authority of the Head of Property and

Asset Management. As such the Executive needs to agree to this disposal before this can be undertaken.

- 5.2 Under Section 123 of the Local Government Act 1972 the Council has a general power to dispose of properties including by way of the sale of the freehold or the grant of a lease. The essential condition is that the Council obtain (unless it is a lease for 7 years or less) the best consideration that is reasonably obtainable
- 5.3 Disposals on the open market, including by way of auction, after proper marketing will satisfy the best consideration requirement.

6.0 Diversity Implications

- 6.1 Whilst this is currently a building in community use and a loss of such use would be resisted the Council is making improved alternative provision in the near-by public library which is currently undergoing extensive refurbishment at a cost of £2.5M.
- 6.2 The plans for the new site, however, have not been able to accommodate the relocation of the crèche from the current BACES site in Harlesden. This will mean that those learners with children studying at the BACES site will need to be supported to find suitable alternative crèche provision within the Harlesden area or at the nearby BACES site in Stonebridge.
- 6.3 Whilst the exact numbers of users of the crèche provision cannot be predicted, the average number of children using the crèche at any one session in the 08/09 academic year was low at just under 3.5 children per session, and the number of learners being supported with crèche provision at any one session would approximately be the same.

7.0 Staffing/Accommodation Implications

- 7.1 Most of the staff currently working from the BACES Harlesden site will transfer to the new Harlesden Library Plus site. This includes teachers, managers and administrators. However, because the new site cannot accommodate the crèche BACES will not be able to run a crèche on this site.
- 7.2 One part-time crèche manager post and 1 part-time crèche assistant post will therefore be at risk. Staff will be offered suitable redeployment opportunities within BACES and across the Council. The posts will become redundant from 31st March 2010 if no suitable redeployment opportunities can be found. This will be managed in accordance with the Council's 'Managing Organisational Change' policy.

8.0 Background Papers

- 8.1 Property Files of the Head of Property and Asset Management, Finance and Corporate Resources Department.

Contact Officers

- 9.1 Dipal Patel, Estates Surveyor, Property and Asset Management, Finance and Corporate Resources Department, Room 1A, Town Hall Annexe, Forty Lane, Wembley HA9 9HD.

Any person wishing to inspect the above papers should contact the above officer on tel: 020 8937 1318.

DUNCAN McLEOD
Director of Finance and Corporate Resources

EXECUTIVE COMMITTEE

**38 Craven Park Road,
Harlesden NW10 4AB.**



Premises shown edged
and cross-hatched black.

Plan for information purposes only.
PREPARED BY PROPERTY & ASSET MANAGEMENT
"Unlocking the Potential"

NORTH



Reproduced from Ordnance Survey mapping data with the permission of the Controller of Her Majesty's Stationery Office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Brent, 100025260, 2009