	<p style="text-align: center;">Executive 18 July 2011</p> <p style="text-align: center;">Report from the Director of Regeneration and Major Projects</p>
<p style="text-align: right;">Ward Affected: Willesden Green</p>	
<p style="text-align: center;">Disposal of 249 Willesden Lane, Willesden</p>	

Not for publication

Appendix 1 to this report is not for publication as it contains the following category of exempt information as specified in the Local Government Act 1972 namely

information relating to the financial and business affairs of any particular person (including the authority holding that information)

1.0 SUMMARY

1.1 249 Willesden Lane is currently occupied by the Council's Brent & Harrow Trading Standards Unit. In accordance with the Council's strategy toward rationalising its office portfolio ahead of the move to the Civic Centre an opportunity has arisen to relocate staff into Brent House. This report therefore recommends the disposal of the freehold interest in 249 Willesden Lane.

2.0 RECOMMENDATIONS

- 2.1 That the Executive agree to the sale in accordance with the terms set out in the confidential **Appendix, Paragraphs 5.1 and 5.2.**
- 2.2 That the Executive authorise the Assistant Director, Property and Asset Management to conduct further negotiations and secure a sale in the best financial interests of the Council in the event that any preferred parties fail to conduct the transaction with due diligence.

3.0 DETAIL

3.1 249 Willesden Lane is a three-storey 1920s building with surface car parking. The building currently provides office space of approximately 17,475 sq ft (1,624 sq m) in size. The site is irregular in shape and circa 0.6 acres (0.24 hectares). A location plan is attached.

- 3.2 The existing occupiers Brent and Harrow Trading Standards are relocating to Brent House following further reorganisation of the offices and the creation of a desk sharing environment. Minor improvements are being made to office space within Brent House chiefly requiring the removal of cellular offices and the creation of shared eating / rest areas. This re-design is being kept to a minimum in recognition of the anticipated decant to the Civic Centre in early 2013.
- 3.3 The disposal of 249 Willesden Lane was originally anticipated to take place in June 2013 following the completion of the Civic Centre. However the Council's reorganisation and subsequent reduction in staff numbers coupled with the reconfiguration and open plan, modern ways of working in Brent House have provided an opportunity for the property to be vacated ahead of schedule.
- 3.4 The Council's appointed consultants, Colliers International, marketed the building and received 165 requests for the property details from our marketing campaign and showed 47 parties round the property over eight block viewings. The bid date was the 11th May 2011 and 18 bids were received. These are set out in the confidential appendix
- 3.5 Bids were received for a variety of uses and fall into two categories. The first category is offers received unconditional. The second, which has elicited higher offers but which carries more risk in achieving the sum offered, are conditional offers. These conditions relate mainly to the effect of a covenant on the site and the securing of a successful planning consent.
- 3.6 To aid the decision as to which offer to accept in the best interests of the Council informal discussions have taken place with officers from the Planning Department. Planning officers have reviewed the type of uses proposed and have confirmed that a change of use and sensible redevelopment, subject to further details as to scale and design, is likely to be acceptable
- 3.7 One further aspect to take into account is that an unconditional offer if accepted could be completed in a short space of time. Whilst accepting an unconditional offer will extend the period to completion due to the requirement to secure planning permission and resolution of the covenant. Thus it should be noted that whilst the building remains empty the Council will remain responsible for outgoings such as empty rates, utilities and security of the premises.
- 3.8 The property has been offered to other units within the Council and no other interest has been received. Therefore, subject to decant this property can be considered as surplus to requirements.

4.0 FINANCIAL IMPLICATIONS

- 4.1 The capital receipt and running costs including rent payments are ring fenced to fund the Civic Centre.
- 4.2 Due to early sale the Civic Centre budget will benefit by a windfall of approximately 1.5 years of savings on that previously budgeted.

- 4.3 This saving will be reduced for each month the sale is deferred but could be off-set by a higher capital receipt post-planning consent. This is not a guaranteed rise in the sale proceeds.

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's 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 An INRA has been undertaken and there are no impacts that are required to be addressed.

7.0 STAFFING/ACCOMMODATION IMPLICATIONS

- 7.1 Staff will be relocated to Brent House.

8.0 BACKGROUND PAPERS

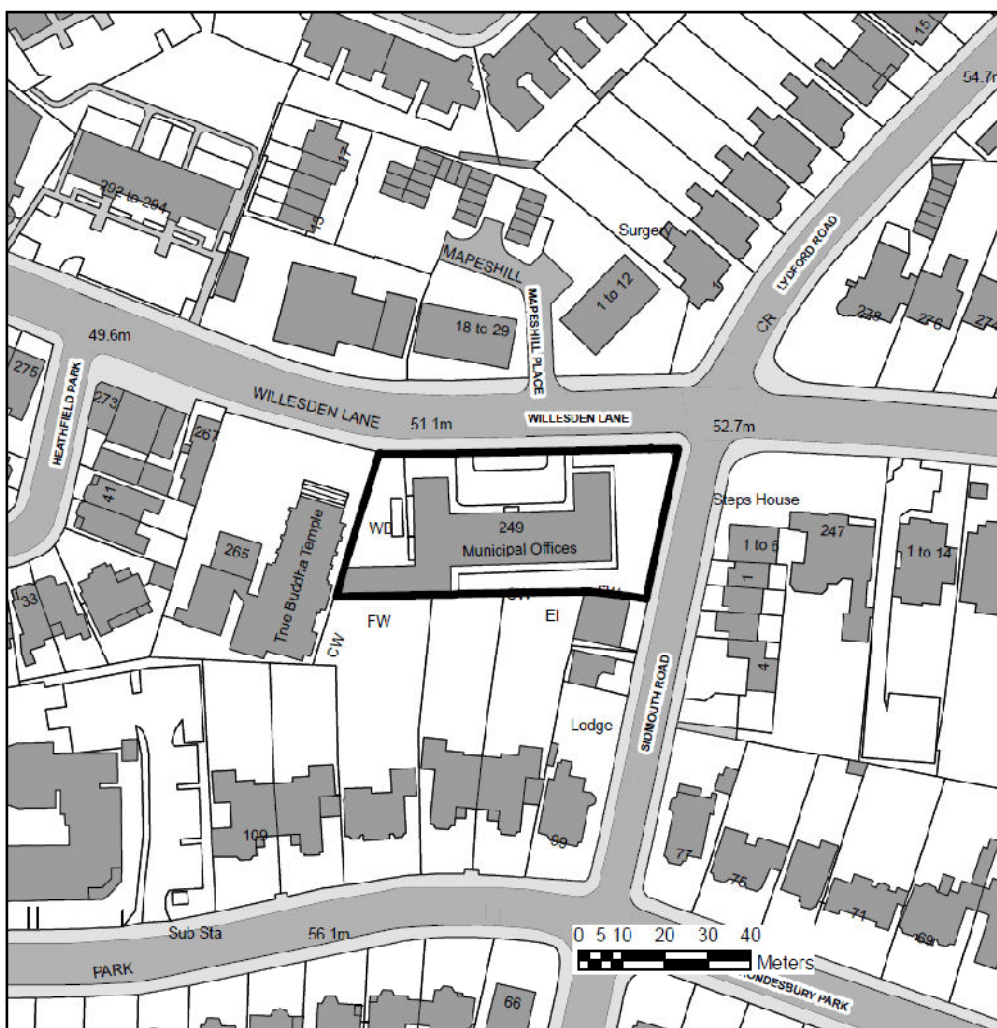
Various papers held in Property and Asset Management

Contact Officers:
Richard Barrett
James Young

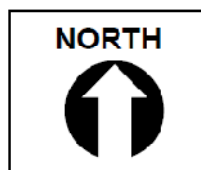
Location Plan

EXECUTIVE COMMITTEE

DISPOSAL OF 249 WILLESDEN LANE, WILLESDEN



**Premises shown
heavily outlined black.
Plan for information purposes only.**



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