	<p style="text-align: center;">EXECUTIVE 13 February 2012</p> <p style="text-align: center;">Report from the Director of Regeneration and Major Projects</p>
<p style="text-align: right;">Ward Affected: Kilburn</p>	
<p style="text-align: center;">FORMER CHARTERIS SPORTS CENTRE, 24-30 CHARTERIS ROAD KILBURN LONDON NW6 7ET</p>	

APPENDICES 1 and 2, ARE NOT FOR PUBLICATION

1.0 SUMMARY

- 1.1 That Members agree to dispose of the former Charteris Sports Centre which is now surplus to Council requirements.

2.0 RECOMMENDATIONS

- 2.1 That the Executive authorise the Director of Regeneration and Major Projects to agree a sale of the property in accordance with the **confidential appendix** and to accept the highest bid subject to satisfying any legal procedures..

3.0 DETAIL

- 3.1 Charteris Sports Centre is a late Victorian former industrial type laundry building located on an irregularly shaped site of about 817 sq.m (0.2 acre). The building was most recently used as a sports centre with a three badminton court sports hall, fitness gym and a weights room. The usage of the sports centre had been falling over the last four years. There were 15 private and local authority health and fitness centres and fourteen school and local authority sports halls located within an approximate 1.5 mile radius. This included the new four court sports hall at St Augustine's school which is specifically available to Brent, Oxford Road, Kilburn which was available for block bookings and some pay and play use. It was therefore decided that Charteris sports centre should be closed by the council as part of the council's budget savings package in April 2011. A location plan is attached as Appendix A.
- 3.2 The property is located within a quiet residential area on a road within a CPZ with little through traffic. The property was marketed through

agents and 9 parties submitted bids. The highest offers have been made on an unconditional basis. A total of 5 bids were received that are conditional upon planning consent being granted for residential development. 4 bids were received that were unconditional with the intention to redevelop the property for residential use.

- 3.3 One of the bids is from the Save Charteris Group who have secured in principal funding from the London Marathon Trust. The financial details are set out in the Appendix. They are seeking a long leasehold interest at a nominal rent in return for a capital premium. In the event the Centre proved unviable the council would receive an additional payment if the property was resold.

4.0 FINANCIAL IMPLICATIONS

- 4.1 Sports and Parks Service are currently meeting minor running costs and empty rates on the property.
- 4.2 The Council's general policy is that receipts arising from the disposal of land and properties are used to support the overall capital programme. The Capital Programme Budget Setting report approved by the Council on 28 February 2011 included a forecast receipt of £800k for this property in the Resources section of the 2012/13 Capital Programme.
- 4.3 The current costs of keeping the property vacant is approximately £1,500 per month. This covers charges for NNDR, buildings insurance, alarms, utility connection and security boarding. As the centre was closed as part of the budget saving package, the Sports and Parks service has no budget for these costs and is having to stop other services in order to fund the costs associated with this vacant building

5.0 LEGAL IMPLICATIONS

Section 123 of the Local Government Act 1972 requires a Local Authority to secure the best consideration reasonably obtainable when it disposes of land (other than on a lease of 7 years or less) unless it has the benefit of an express or general consent of the Secretary of State. Surplus property is usually advertised on the open market to secure compliance with this provision with the acceptance of the best price or by disposal at auction.

The council's property agents Colliers International stated **on its online brochure** that the property was to be offered by informal tender and that all bids will be analysed and that the vendor does not undertake to accept any or the highest bid.

6.0 DIVERSITY IMPLICATIONS

- 6.1 See previous INRA undertaken by Environment and Culture Sports Service. This was reported to the Council's Executive as part of the budgeting process in February 2011. Further INRA attached.

7.0 STAFFING/ACCOMMODATION IMPLICATIONS

7.1 There are no staffing implications

8.0 BACKGROUND PAPERS

Papers held on file

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Site Plan



	<p>2009 Asset Revaluation. Assets shown heavily outlined. If plotted, buildings are shown hatched, and hard surfaces shown stippled with elements annotated with site area.</p> <p><small>Reproduced from Ordnance Survey mapping data with the permission of the Controller of Her Majesty's Stationary Office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Brent, 100025260, 2010</small></p>	<p>NORTH</p>  <p>1:500</p> <p>Plan to stated scale if printed at A4.</p>
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