

Meeting:	Cabinet
Date:	19 <sup>th</sup> July 2007
Subject:	Site at Andrews Close
Key Decision: (Executive-side only)	Yes
Responsible Officer:	Andrew Trehern Corporate Director Community and Environment
Portfolio Holder:	Councillor Chris Mote Portfolio Holder Strategic Overview, HSP, External Affairs and Property
Exempt:	No - Part 1
Enclosures:	Appendix 1 Site Plan

## SECTION 1 – SUMMARY AND RECOMMENDATIONS

This report sets out the proposal for the disposal of land at Andrews Close.

### **RECOMMENDATIONS:**

The Cabinet is requested to:

1. Confirm that the site edged red in Appendix 1 is surplus to Council requirements and to approve its disposal.
2. Authorise the Corporate Director for Community and Environment to negotiate and conclude the disposal on the most favourable terms.

### **REASON:**

To generate a capital receipt for the Council, giving value for money in line with

## **SECTION 2 - REPORT**

### **2.1 Brief Background**

2.1.1 The site is located immediately to the south of the Honeybun Community Centre in Andrews close, a turning off Bessborough Road.

2.1.2 The cul-de-sac was created in 1993 to provide vehicular access for the Community Centre which since 2003 has been occupied by Harrow Women's Centre Ltd.

2.1.3 The land has been unused to the best of our knowledge since the construction of the Community Centre and has become overgrown. It is broadly square in dimension having a twenty-metre frontage to Andrews Close and an area of approximately 400sq.mts., 0.04 of a hectare.

2.1.4 It is considered that the site is capable of development for either a small residential development or for private community use.

2.1.5 Each party will be responsible for their own legal fees.

2.1.6 Ward councillors have been consulted on this proposal.

### **2.2 Options Considered**

#### **2.2.1 Option 1 – Retain**

2.2.2 The Council will incur costs in maintaining the site, which is overgrown, a potential nuisance and at risk of fly tipping

#### **2.2.3 Option 2 – Place the site on the Open Market**

2.2.4 Planning advise the site to have development potential for residential or community / health use and accordingly a significant capital receipt could be raised upon a disposal.

### **2.3 Risks**

2.3.1 None

## 2.4 Option Recommended

2.4.1 Option 2 is recommended, as this would produce a capital receipt for surplus land.

## 2.5 Financial Implications

2.5.1 The sale of this site will create a capital receipt for the Council and also save on further ongoing maintenance costs.

## 2.6 Legal Implications

2.6.1 The Council has the power to sell the property under Section 123 of the Local Government Act 1972.

## 2.7 Community Safety (s17 Crime & Disorder Act 1998)

2.7.1 This is potentially a site that could be used for fly tipping and for youths to congregate particularly as it is adjacent to a public footpath.

## SECTION 3 - STATUTORY OFFICER CLEARANCE

Chief Finance Officer	<input checked="" type="checkbox"/>	Name: Sheela Thakrar
		Date: 5 <sup>th</sup> July 2007
Monitoring Officer	<input checked="" type="checkbox"/>	Name: Ade Amisu
		Date: 27 <sup>th</sup> June 2007

## SECTION 4 - CONTACT DETAILS AND BACKGROUND PAPERS

**Contact:** Andrew Connell – Portfolio Surveyor Strategic Property on 0208 424 1259 or x2259

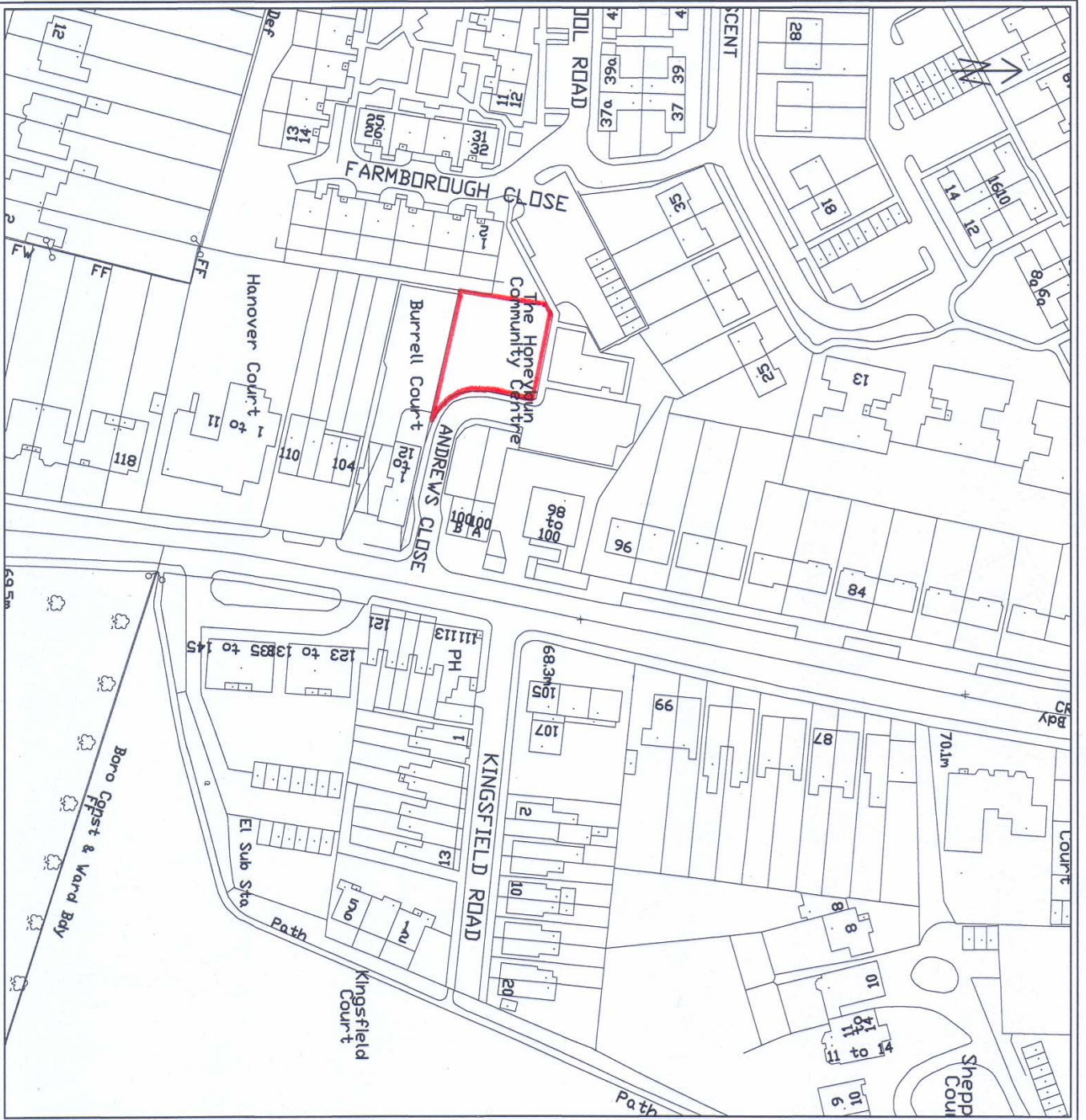
### **Background Papers:**

The file is held with the report author.

**IF APPROPRIATE, does the report include the following considerations?**

1.	Consultation	YES/NO
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2.	Corporate Priorities	YES / <del>NO</del>
3.	Manifesto Pledge Reference Number	D4



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Property & Development

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**TITLE**  
Land Adjoining  
Honeybun Community  
Centre, Harrow  
Middlesex

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