

Use of the Council's urgency processes involving a waiver of the call in process which have been agreed following the last update presented to Council on 27 March 2013.

Council is asked to note the decisions taken and the reasons for urgency.

1. Decision (Rule 16): Purchase of Orchardside Nursery, Bullsmoor Lane, Enfield, EN1 4RL

1.1 Reason for Urgency:

The Cabinet member for Finance & Property approved a Portfolio decision (19 March 2013) to authorise the acquisition (via auction) of the freehold interest in the above property by the Council, up to a specified ceiling price.

Approval of the decision, under the Rule 16 urgency procedure (involving the waiving of advance notice of a key decision and call-in) was sought in order to avoid the Council losing the opportunity to bid for and purchase the property at auction. It had not been possible to provide advance notice as the Council had only been made aware of the auction (which took place on 20th March 13) on 13th March.

The site had been identified as a valuable asset in terms of meeting educational needs with the acquisition enabling the Council to consider rationalisation of sites delivering value for money.

The use of the Rule 16 urgency procedure was approved by the Chair of the Overview & Scrutiny Committee on 19 March 2013.

2. Decision (Rule 16): Purchase of Orchardside Nursery, Bullsmoor Lane, Enfield, EN1 4RL

1.1 Reason for Urgency:

Following on from the above decision, the Cabinet members for Finance & Property and Children & Young People approved a further Portfolio decision (2 July 2013) to authorise the acquisition of the freehold interest in the above property by the Council, on the terms outlined within the report, and to the release of General Fund capital resources earmarked in the Schools and Children's Services element of the capital programme to enable the acquisition.

This decision followed on from an approach by the site owner, following the Council's failed attempt to purchase the property at auction on 20 March 13. Approval of the decision, under the Rule 16 urgency procedure (involving the waiving of advance notice of a key decision and call-in) was sought in order to conclude the acquisition and avoid the owner withdrawing or remarketing the property, with a provisional date for the Council to enter into the Heads of Term agreement set for 1 July 2013.

The proposal made by the owner was felt to have reflected the market value placed on the site by external consultants with the site identified as a valuable asset in terms of meeting educational needs. It had not been possible to provide the usual period of advance notice given the timing of the offer from the vendor.

The use of the Rule 16 urgency procedure was approved by the Chair of the Overview & Scrutiny Committee on 30 June 2013.