

MUNICIPAL YEAR 2015/16 REPORT

ACTION TAKEN UNDER DELEGATED AUTHORITY

Report of:
Assistant Director – Strategic
Property Services

DELEGATED AUTHORITY REPORT- DECISION OF:

Cabinet Members for Finance and
Education, Children's Services and
Protection in conjunction with the
Director of Finance, Resources and
Customer Services and The Chief
Education Officer

Contact officers:

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Part: 1

KD - 4262

**Purchase of Land at Chase Farm Hospital
(Lavender Hill)**

WARD: ALL

Cabinet Members consulted:

Cllr Andrew Stafford & Cllr Ayfer Orhan

1. EXECUTIVE SUMMARY

- 1.1 Authority was given at Cabinet on the 11th March 2015 to acquire land at Chase Farm Hospital to provide extra educational places within the North Central Pupil Place Planning Area of the Borough.
- 1.2 Approval to agree the final terms and structure of the transaction is delegated by Cabinet to the Cabinet Members for Finance and Efficiency and Education, Children's Services and Protection in conjunction with the Director of Finance, Resources and Customer Services and Chief Education Officer.
- 1.3 This report seeks approval to enter into the terms appended at the Part 2 report.

2. RECOMMENDATION

- 2.1 Cabinet Members for Finance and Efficiency and Education, Children's Services and Protection in conjunction with the Director of Finance, Resources and Customer Services and Chief Education Officer approve, as per the Property Procedure Rules:
- 2.2 The acquisition of the Land at Chase Farm Hospital on the terms as stated in Part 2 of this report.
- 2.3 The leaseback of Parcel Cb to the Royal Free NHS London Foundation Trust for a period until 1st September 2019.
- 2.4 The release of General Fund SCS Capital resources to enable the acquisition as detailed in the Part 2 report.

3. Has the form been signed and dated by the Director and the Cabinet Member?

NOTE: PLEASE ATTACH A COPY OF THE REPORT TO WHICH THE DECISION RELATES

FOR DST OFFICE USE	Ref. No:	Date of Receipt:
CATEGORY OF DECISION:	ELIGIBLE FOR CALL-IN: YES	DATE TO BE CALLED-IN BY:

2.5 The Assistant Director - Strategic Property Services in conjunction with the Assistant Director – Legal Services, is granted delegated authority to make the necessary arrangements to exchange contracts and to acquire the Property and facilitate the lease back of Parcel Cb.

3. BACKGROUND

- 3.1 The need for additional educational places in the North Central planning area was identified in the July 2014 Cabinet report on educational school places.
- 3.2 The purchase of this site will ensure the Council can continue to meet the statutory duty to provide sufficient places to meet anticipated demand for places.
- 3.3 In March 2015 Cabinet approved the overall acquisition of the land at Chase Farm; this report seeks approval of the terms as detailed in the Part 2 Report of the transaction and release of Capital.
- 3.4 The report also seeks approval for a leaseback of the Surgi Centre site – Parcel Cb for a period of 3 years. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954 and will have suitable break clauses.
- 3.5 A whole raft of surveys that have been carried out by the Trust in support of the Outline Planning Permission will be novated across to the Council in support of a detailed planning application for the site.
- 3.6 The acquisition by the Council represents best value in terms of s123 of the Local Government Act 1972.

4. PROPOSAL

- 4.1 To purchase the freehold interest in the Property at the consideration detailed in Part 2 of this report
- 4.2 Enter into a leaseback with the RFLNFT until 1st September 2019

5. ALTERNATIVE OPTIONS CONSIDERED

- 5.1 Not Applicable.

6. REASONS FOR RECOMMENDATIONS

- 6.1 Not applicable

7. KEY RISKS

N/A

8. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS

8.1 Financial Implications

See Part 2.

8.2 Legal Implications

8.2.1 The Council has powers under section 120 of the Local Government Act 1972 to acquire land by agreement for the purpose of any of the Council's functions. In addition, the general power of competence under section 1 of the Localism Act 2011 gives the Council power to enter into this proposed transaction.

8.2.2 When considering an acquisition of land the Council must act in accordance with its Property Procedure Rules. These include a requirement that advice must have been obtained that the property to be acquired represents value for money and is suitable for its intended purpose.

8.2.3 The proposed short term lease back of the "Surgicentre" must be contracted out of the Landlord and Tenant Act 1954 in order that the Council can be certain of gaining possession at the required time.

8.2.4 The contract for the sale and purchase and the associated legal documents should be in a form approved by the AD (Legal Services).

8.3 Property Implications

8.3.1 As embedded within this report and with the Cabinet Report detailing the Acquisition of the land in March 2015.

9. PERFORMANCE MANAGEMENT IMPLICATIONS

N/A

10. EQUALITIES IMPACT ASSESSMENT

N/A

11. PUBLIC HEALTH IMPLICATIONS

N/A

12. IMPACT ON COUNCIL PRIORITIES

12.1 Fairness for All

Not applicable

12.2 Growth and Sustainability

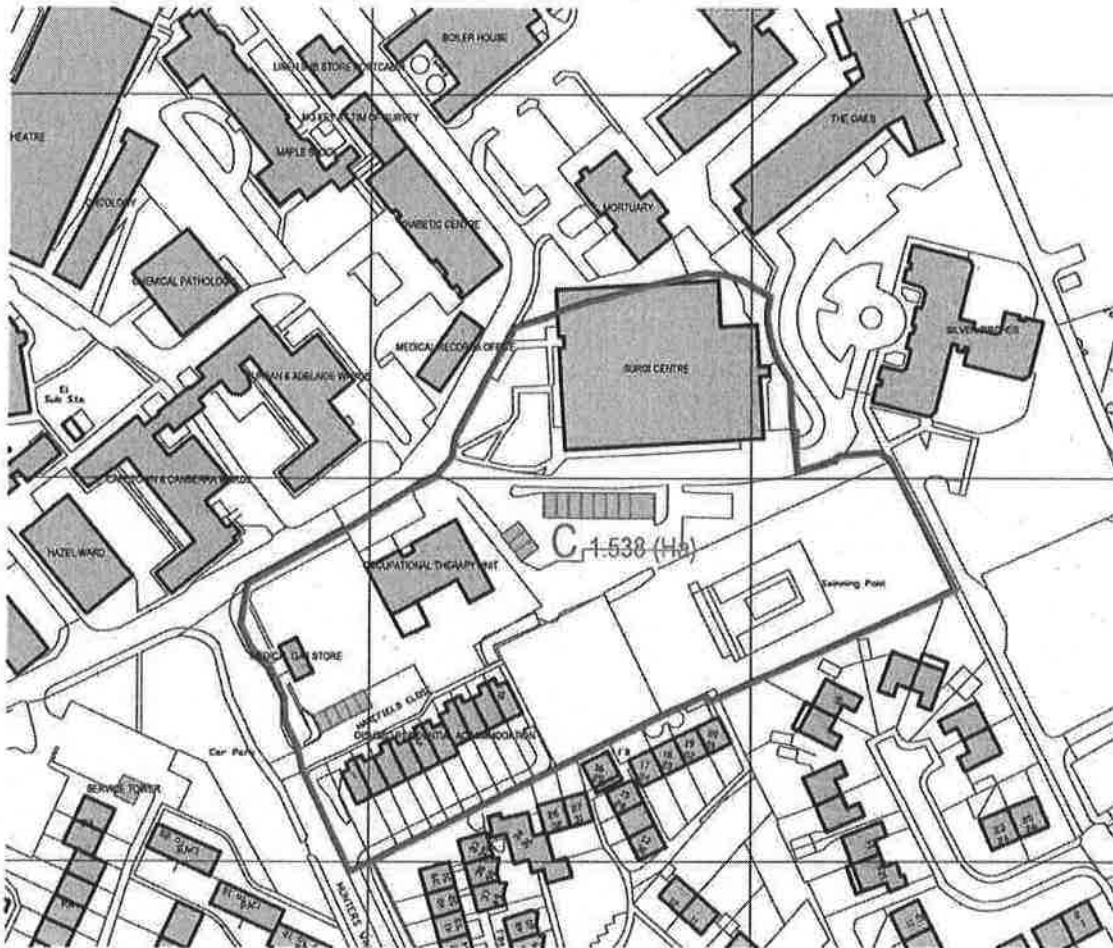
Not Applicable

12.3 Strong Communities

Not Applicable

BACKGROUND PAPERS

See Part 2.



job no: GB1010000
drawing no: d-062
scale: 1:1250 @ a3
status: -

drawn by: Kate
check by: Alice
revision: A

AS / 10.02.2016
HG / 10.02.2016



client: Reckitt Benckiser Group PLC
site: chase farm hospital site plan 1c



