



PUBLICATION OF DECISION LIST NUMBER 63/20-21

MUNICIPAL YEAR 2020/21

Date Published: 11 May 2021

This document lists the Decisions that have been taken by the Council, which require publication in accordance with the Local Government Act 2000. The list covers Key, Non-Key, Council and Urgent Decisions. The list specifies those decisions, which are eligible for call-in and the date by which they must be called-in.

A valid request for call-in is one which is submitted (on the form provided) to the Governance and Scrutiny Team in writing within 5 working days of the date of publication of the decision by at least 7 Members of the Council.

Additional copies of the call-in request form are available from the Governance and Scrutiny Team.

If you have any queries or wish to obtain further report information or information on a decision, please refer to:

– Claire Johnson (ext.1154)

Phone 020 8132 then extension number indicated

INDEX OF PUBLISHED DECISIONS – 11 May 2021

List Ref	Decision Made by	Date Decision came/ comes into effect	Part 1 or 2	Subject/Title of Report	Category of Decision	Affected Wards	Eligible for Call-In & Date Decision must be called in by (If Applicable)	Page No.
1/63/20-21	Mark Bradbury (Director of Property and Economy)	Wednesday 19 May 2021	Part 1 & 2 (Para 3)	Disposal of Land adjacent to Genotin Road (Ex Enfield Arms Site), Enfield, EN1 2AF	KD: 5281	Grange	Yes Tuesday 18 May 2021	1
DECISIONS								
For additional copies or further details please contact Claire Johnson (020 8132 1154), Governance and Scrutiny Team.								

LIST REFERENCE: 1/63/20-21

SUBJECT TITLE OF THE REPORT:							
DISPOSAL OF LAND ADJACENT TO GENOTIN ROAD (EX ENFIELD ARMS SITE), ENFIELD, EN1 2AF							
Part 1 or 2 (relevant exempt Paragraph)	Wards affected by decision	Decision taken by	Date Decision comes into effect	Interest declared in respect of the Decision	Category of decision (i.e. Key, Non-Key, Council, Urgent)	Contact Details	Eligible for Call-in & Date to be called in by
Part 1 & 2 (Para 3)	Grange	Mark Bradbury (Director of Property and Economy)	Wednesday 19 May 2021	None	KD: 5281	Doug Ashworth Doug.ashworth@enfield.gov.uk 0208 132 0957	Yes Tuesday 18 May 2021
DECISION							
<p>AGREED subject to not being called in, to:</p> <ol style="list-style-type: none"> 1. That the Council proceeds with an unconditional offer from Bidder A in accordance with the Heads of Terms appended in Part 2 (Confidential Appendix). 2. That the Head of Strategic Property Services has delegated authority to authorise non-material changes to the Heads of Terms and/or the Contract for Sale and otherwise in accordance with achieving “Best Consideration” within the meaning defined in S.123 Local Government Act 1972. 							
ALTERNATIVE OPTIONS CONSIDERED							
<ol style="list-style-type: none"> 1. Do Nothing. This is not an option as the property is vacant and the land is not being used. In addition, the Council is incurring some “holding costs” in terms of security and outgoings. 2. Disposal. This will generate a much-needed capital receipt and reduce borrowings/contribute towards reserves and/or the Council’s Capital Programme. 3. Solum Regeneration, a joint venture between Kier Property and Network Rail have expressed interest in the site to support redevelopment of Enfield Town Station. Solum have however declined to bid at this stage and indicative plans supplied by Solum have suggested that control of the site is not essential to deliver their proposals. In view of this and the fact that proposed improvements to the station have been mooted for some considerable time without any progress, the option of withdrawing the site from the market was not considered appropriate. 							
REASONS FOR RECOMMENDATIONS							
<ol style="list-style-type: none"> 1. The vacant site is no longer required for operational purposes and therefore has been identified as surplus and released for sale to reduce the Council’s borrowing requirements/contribute towards the Council’s Capital Programme. 2. We are selling to Bidder A, the underbidder, as they achieved the highest unconditional bid and have been selected as the preferred bidder on this basis. Bidder A is proposing to redevelop the site for residential use as a flatted development. It is an attractive proposition as the offer is unconditional and therefore carries no planning risk to the Council. Bidder A has also agreed to an overage clause in the event of achieving a planning consent for an enhanced number of flats. 							
BACKGROUND							
Please note that a copy of the Part 1 report is available on the Council’s democracy pages. As the part 2 appendix contains exempt information it will not be available to press and public.							