



**Report for:**  
**ACTION**

**Item Number:**

14

<b>Contains Confidential or Exempt Information</b>	Yes <b>(part)</b> Confidential Appendices 1, 5 and 7 contain information that is exempt by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972
<b>Title</b>	Property Strategy – Progress Update
<b>Responsible Officer(s)</b>	Lucy Taylor – Assistant Director Regeneration and Planning Policy
<b>Author(s)</b>	Paula Virdee-Pulley – Contracts Manager Property Strategy
<b>Portfolio(s)</b>	Councillor Bell - Property & Regeneration
<b>For Consideration By</b>	Cabinet
<b>Date to be Considered</b>	November 26 <sup>th</sup> 2013
<b>Implementation Date if Not Called In</b>	December 9 <sup>th</sup> 2013
<b>Affected Wards</b>	All
<b>Keywords/Index</b>	Property Strategy; market and dispose; savings; development; operational and non-operational property; service centre; Greenford and Southall; Acton Town Hall; Southall car park; surplus: disposals; appropriation; retention; HRA and the Council's new build Housing programme.

**Purpose of Report:**

- To update Cabinet on progress being made to implement the Council's 2010 Property Strategy, including progress being made on the delivery of the Service Centre facilities in Southall and the new Service Centre in Greenford.
- To note adjustments to the 2010 Property Strategy in relation to the retention of sites in the South Acton area.
- To note the registration of an Asset of Community Value
- To seek delegated authority to enter into negotiations with a view to acquiring surplus land adjacent to Acton Health Centre
- To seek delegated authority to acquire 42 Lower Boston Road, Hanwell W7 2ND
- To update Cabinet on:-
  - a) The proposal to redevelop the MILAP Day Centre in Shackleton Road,

Southall and the lease to Catalyst Housing Group.

b) The disposal of the former Albert Dane Centre, 19 -21 Western Road Southall to Pocket Living.

c) Adelaide Dock, Endsleigh Road, Southall and the land that is leased to British Waterways (now Canal & River Trust).

## 1. Recommendations

That Cabinet:

- 1 Notes the progress being made to implement the Council's 2010 Property Strategy, including the progress being made on the Service Centre facilities in Southall and the new Service Centre in Greenford.
2. Agrees to an adjustment to the 2010 Property Strategy in relation to the retention of sites in the South Acton area which had previously been identified in the Property Strategy for potential disposal as detailed in section 2.5 of this report.
3. Note that Acton Library has been registered as an Asset of Community Value.
4. (i) Authorise the Executive Director of Regeneration and Housing to negotiate and accept the surrender of the lease at Adelaide Dock/Wharf, Endsleigh Road, Southall as shown on the attached plan at **Appendix 6**.  
  
(ii) Subject to the surrender of the lease, agree in principle to the appropriation of the site for housing for the purposes of the Council's new build housing programme.  
  
(iii) Authorise the Executive Director Regeneration and Housing to finalise the appropriation process.
5. Authorise the Assistant Director of Regeneration and Planning Policy to instruct the Council's managing agents to enter into negotiations with a view to acquiring additional surplus land adjacent to Acton Health Centre, subject to a further report to Cabinet seeking authority to proceed with any acquisition in due course.
6. (i) Authorise the Assistant Director of Regeneration and Planning Policy to instruct the Council's managing agents to enter into negotiations to acquire 42 Lower Boston Road, Hanwell W7 2ND for education purposes and to;  
  
(ii) Delegate authority to the Assistant Director of Planning Policy following Consultation with the Leader of the Council (Portfolio Holder for Regeneration) and the Portfolio Holder for Finance and Performance to acquire this site up to a maximum value as detailed **within Confidential Appendix 7, attached**.

## 2. Reason for recommendations and options considered

- 2.1 At its meeting of 14<sup>th</sup> September 2010, Cabinet agreed to receive regular progress reports on the Property Strategy and this is the eighth report.
- 2.2 The Property Strategy sets out requirements for service centres across the Borough for the provision of Adult and Children Services. There were originally 3 service centres proposed in Acton (in the new Acton Leisure and Library Centre Development at the old Town Hall), in Greenford (at Ravenor Farm) and in Southall (at Phoenix House or the Dominion Centre). Following a review of the Service Centre component of the Property Strategy and further analysis of the requirements for space for Adult and Children Services, it was decided that service needs can be met by the provision of a larger Service Centre in Greenford and with flexible Adult Services activity space and additional community space at the Dominion Centre in Southall alongside the proposed new library development (Cabinet January 2013). Work on all three projects is progressing ready for completion and occupation in 2014.
- 2.3 The Property Strategy also identified a number of assets that would become surplus over time as the Strategy is implemented or as the requirements of Council services change. The Council's property agents have undertaken valuations of these assets following an extensive exercise with the Council's Planning Services to assess the level of development that can be delivered on the sites. The overall financial position regarding proposed disposals is shown at **Confidential Appendix 1**.
- 2.4. **Update on sites being marketed, appropriated or disposed of:-**

*Stirling Road Day Centre, Acton W3.	Cabinet agreed to the closure of Stirling Road Day Centre and Learning Curve in January 2013. This asset was utilised as a day service for adults with learning disabilities. This site was vacated by Adult Services on 23rd August 2013. Impact Outreach Network remains in occupation pending imminent completion of renovation works of former Library Support Centre at Ealing Central Sports Ground. Authority was given by Cabinet in April 2013 to market and dispose of this asset. The Council's managing agents are considering a marketing strategy as part of a wider strategy plan for the following sites marked * (refer section 2.5 of this report). The Council's managing agents have advised that by reconfiguring the site and relocating the Acton Recycling Centre to a different part of the site a greater capital receipt could be generated.
*Car Park Roslin Road, Acton W3.	This is a surplus car park. It is proposed that this site be retained to facilitate a relocation of the Acton Park Depot. * (refer section 2.5 of this report).
*Former Learning Curve Centre, Roslin Road	Cabinet agreed to the closure of Learning Curve in January 2013. This asset is an industrial unit, previously

Acton W3.	utilised as a training centre for adults with learning disabilities. This site was vacated by Adult Services on 23rd August 2013. Authority was given by Cabinet in April 2013 to market and dispose of the site. It is proposed that this site be retained to facilitate a relocation of the Acton Park Depot. *(refer section 2.5 of this report).
Former David Cousins Centre, 131 Windmill Lane Greenford	Assets demolished 2012. Both sites are to be appropriated to HRA for the purposes of Council New Build Housing programme as approved by Cabinet in July 2013.
Former Mental health premise, 133 Windmill Lane Greenford.	
Former Albert Dane Centre, 19-21 Western Road, Southall.	Asset demolished 2012. Disposal of the former Albert Dane Centre, 19-21 Western Road Southall to Pocket Living is proceeding as approved by Cabinet in July 2013.
Former Recycling Centre, Adelaide/Gordon Road, Southall	Asset demolished 2012. Site to be appropriated to HRA for the purposes of Council New Build Housing programme as approved by Cabinet in July 2013.
Adelaide Dock/Wharf, Endsleigh Road, Southall	This land is leased to British Waterways (now Canal & River Trust) on a lease of 93 years unexpired. In July 2013 Cabinet authorised the disposal of the freehold to generate a capital receipt. Part of the land, subject to the lease, is, however now surplus to the Trust's requirements. This land has also now been identified as a site suitable for the Council new build housing programme and the Council's current managing agents have been appointed to negotiate the surrender of the lease. It is proposed that once the surrender of the lease has been completed the land be appropriated to the HRA for a scheme for 13 new affordable homes.

## 2.5 **Roslin Road Car Park and the Former Learning Curve Centre** \*

The Council's 2010 Property Strategy identified a number of sites in South Acton for disposal which included the Former Learning Curve Centre\* and an adjacent Car Park on Roslin Road\*.

Securing suitable sites to establish new schools remains a key challenge in addressing the rising demand for places across the borough and particularly in the Acton area. ARK Schools have received approval from the Department for Education to establish a 2FE Free School in the Acton area. Subject to securing an appropriate site, the new school would be capital funded by the DfE to open in September 2015 and would provide additional primary places in the Acton area in response to projected demand.

The Acton Park Depot, to the south west corner of Acton Park, has been identified as a suitable location to establish a new 2FE primary school. Following discussions with the Environment and Leisure department, it has been confirmed that the Depot function would need to continue in order to deliver services effectively, though this could be relocated to an alternative location in the East of borough to facilitate a school on the existing site.

Following an assessment of a number of possible sites for a relocated Park Depot, it has been confirmed that the Roslin Road sites are the most suitable in terms of area and location. It is therefore recommended that the Property Strategy be adjusted to retain these sites in the South Acton area which had previously been identified in the Property Strategy for potential disposal.

Further proposals are to be brought back to Cabinet in due course prior to entering into a procurement phase for a school development at the Acton Park Depot site.

## **2.6 Stirling Road Day Centre, Acton W3.**

The Council's property managing agents have recently carried out a valuation of the Former Stirling Road Day Centre site previously identified for disposal, The Council's property managing agents recommendations report is **attached at Confidential Appendix 5**. The Council's managing agents indicate that the Council could expect to receive a greater capital receipt for the disposal of the Stirling Road Day Centre site if this were to be rationalised through a relocation of the adjacent Stirling Road Refuse Centre.

Further proposals are to be bought back to Cabinet in due course.

## **2.7 Assets of Community Value**

The Council received an application from Theatre Studio West (TSW) in August 2013 nominating Acton Library as an Asset of Community Value in accordance with the provisions in the Localism Act 2011. Following consideration of the legal requirements the application was considered by the Assistant Director Regeneration and Planning Policy and was listed as an Asset of Community Value on 4th October 2013. Although the listing does not prevent the disposal of Acton Library when it becomes surplus to the Council's requirements (as authorised by Cabinet in November 2010), the effect of the listing is to impose a suspension on any disposal to allow the time for TSW to bid to acquire the property should they wish to do so. The timescales for the process will therefore be built into any disposal programme.

## **2.8 Acquisition of 42 Lower Boston Road, Hanwell W7 2ND**

In October 2013 the Council published a consultation document on potential sites for future school extensions or new schools. This included 42 Lower Boston Road, Hanwell W7 2ND (a site adjacent to St Marks School) and, the Council is considering the purchase of this site for Educational purposes. It is recommended that the Council's managing agents enter into negotiations on behalf of the Council and seek to negotiate the purchase of this property at a price that is considered by the Council's managing agents to represent fair

value. The Council's managing agents recommendations report on acquisition of this property are **as attached at Confidential Appendix 7**. It is further recommended authority be delegated to the Assistant Director of Planning Policy in Consultation with the Leader of the Council, the Portfolio Holder and relevant Ward Councillors to acquire this property, up to a maximum value as detailed and **as attached within Confidential Appendix 7**.

**2.9 The former Albert Dane Centre, 19 -21 Western Road, Southall.**

(Asset demolished 2012). Draft heads of terms have been exchanged with Pocket Living that reflects the July 2013 Cabinet decision to proceed to disposal. Pocket has had a pre-planning discussion on their proposed scheme and will be holding a public exhibition of their proposals in Southall library in early November.

Pocket Living is a private company that have developed a special sub-market sale affordable housing product. Pocket Living's homes are 1 and 2 bed flats that, through careful and clever design, are smaller than standard homes to enable them to be sold at lower prices. Pocket Living properties are always priced to be within the income criteria for shared ownership. Unlike other shared ownership or sub market sale homes, the buyers enter into a covenant that they will only sell to someone who meets the same criteria. Pocket Living homes are considered to be a valuable part of the affordable housing provision in London by the Mayor and are exempt from the Mayor's Design Code standards. .

Pocket Living has received funding from the Mayor to develop homes in Ealing and this proposal is part of that programme. Under this funding arrangement any profits generated on this site are to be reinvested into other schemes in the borough.

**2.10 The former Recycling Centre, Adelaide/Gordon Road Southall.**

This asset will now form part of the Council new-build programme and will be appropriated to the HRA following authorisation in principle by Cabinet in July 2013.

**2.11 Land Adjacent Acton Health Centre, Church Road, W3**

In July 2013 Cabinet were advised that there were opportunities for the Council and adjoining landowners (the NCT) to jointly market the sites for disposal. Subsequently, the Council's land and the land adjacent to the Acton Health Centre has been identified as a potential site for the purposes of the Council's new-build housing programme. Initial discussions are underway with the NCT to possibly acquire their land and a further report will be brought back for consideration by Cabinet.

**2.12 Adelaide Dock/Wharf, Endsleigh Road, Southall**

This land is leased to British Waterways (now Canal & River Trust) on a lease of 93 years unexpired, however part of this land is now surplus to the Trust's requirements and this surplus land has been identified and is proposed as a

site suitable for the Council new build programme. Authority is now sought for the Council to accept a surrender of the lease in preparation and to appropriate the land for housing purposes for a scheme for 13 new affordable homes.

This land is leased to British Waterways (now Canal & River Trust) on a lease of 93 years unexpired, however part of this land is now surplus to the Trust's requirements and this surplus land (**as shown on the attached plan in Appendix 6**) has been identified and is proposed as a site suitable for the Council new build programme. Authority is now sought for the Council to accept a surrender of the lease in preparation and to appropriate the land for housing purposes for a scheme for 13 new affordable homes.

### **3. Key implications**

A progress update on the Service Centre projects is set out below, together with other projects that have progressed since the last cabinet report.

#### **3.1 Greenford Service Centre**

3.1.1 A planning application was approved by the Planning Committee on July 24th 2013.

3.1.2 Thomas Sinden has been appointed as the main Contractor for the new build service centre at Ravenor Farm; contracts have been signed with the project in the initial lead in period procuring the necessary suppliers and subcontractors. Mobilisation commenced on November 4<sup>th</sup> 2013 with a proposed completion date of 22/09/2014.

3.1.3 The relocation of staff is anticipated to take place between the end of September 2014 and early October 2014 with the new Service Centre opening on October 13th, 2014.

3.1.4 The Greenford Service Centre progress update report and development programme is as attached at **Appendix 2**.

#### **3.2. Southall Service Centre**

The service centre requirements in Southall will be met by way of new facilities to be built adjacent to the proposed library at the Dominion Centre. Planning permission for the works has been granted and the Council has appointed Mansell as the contractor for this contract. Work will commence in July 2013, with completion anticipated in March/April 2014.

#### **3.3 Acton Town Hall/Service Centre**

3.3.1 Willmott Dixon, the Council's appointed contractor, has completed the steel framework for the new leisure centre, library, community space and Council offices at Acton Town Hall. Brick work to the external elevation and stone work to the east elevation is due to be completed shortly. The installation of windows on the exterior of the building has commenced along with duck work, mechanical pipe works, cladding to the second floor, first fix of electrical installation, first fix of dry wall installation and blocking up the gap between the

façade of the Kings Rooms and the Acton Town Hall Extension. This project is on target for completion in March 2014.

- 3.3.2 In November 2012 Cabinet authorised officers to enter into negotiations with One Housing Group to agree a development agreement for the sale of Old Acton Town Hall to One Housing Group. These discussions have progressed and Heads of Terms are now close to being agreed. A planning application from One Housing Group is to follow.

### **3.4 Perceval House Increased Occupation and the closure of Cheltenham Place**

The Youth Offending Service relocated to the second floor of Perceval House in July 2013 leading to the closure of Cheltenham Place. This asset will be used as temporary accommodation following Cabinet authority in April 2013 until required as part of the South Acton Regeneration scheme.

### **3.5 New Car Park in Southall**

The new car park opened in August 2013 and is fully operational; following completion of works this asset has been transferred to Parking Services.

### **3.6 MILAP Day Centre, Shackleton Road, Southall**

- 3.6.1 The existing day centre in Shackleton Road, which, is leased to Southall Day Centre Limited [trading as MILAP] is beyond its reasonable life expectancy and is no longer fit for purpose. Catalyst Housing Group is a sponsor of MILAP and has submitted a proposal to redevelop the site to provide a new facility.

The proposal involves:

- Moving the Southall Day Centre to a temporary location.
- Securing planning permission for a scheme comprising a new day centre measuring 402 sq. m (4,327 sq. ft.) on the ground floor together with 2 one-bedroom and 4 two-bedroom private flats on the upper floors.
- Developing out the scheme.
- On completion the Council will grant a head-lease of the property to Catalyst and Catalyst will grant a sub-lease of the ground floor day centre to Southall Day Centre Limited.
- A ground rent.

- 3.6.2 The Council's managing agents have carried out an appraisal of the options available to the Council, including "do-nothing" and a "sale in the market", and has recommended that, subject to agreement as to the site value, an agreement with Catalyst as outlined above would represent the best option for the following reasons:

The Council will secure the re-provision of the day centre and improved services to the community.

- There will be an agreed time table for the re-provision of the day centre.
- Continuity of service will be maintained.



- The Council will mitigate the risk of substantial future capital expenditure on re-providing the centre itself.

3.6.3 The Council's managing agents have been informed that the proposal has been approved by the Board of Catalyst and Heads of Terms have been agreed. In April 2013 Cabinet authorised the Council's managing agents to enter into negotiations with Catalyst and once the negotiations on the Heads of Terms have been concluded a further report will be brought to Cabinet for decision.

#### 4 Financial Implications

4.1 The Property Strategy has been prepared in order to be at least self-financing and to produce on going operational savings.

4.2 It is important to recognise that in order to maximise the financial and service benefits the property strategy should be treated as a single project rather than being disaggregated. The individual projects will be treated as sub-projects for accounting purposes.

4.3 The cost of constructing the service centres is ultimately underpinned by the capital receipts forecast to arise from the disposal of surplus properties and also by savings in the running costs of multiple and in some cases poor inefficient buildings. **Confidential Appendix 1** – Financial Implications sets out:-

1. The latest capital cash flow forecast for service centre related sites and other general disposals
2. Service Centre capital expenditure and capital receipts cash flow analysis
3. A summary of the agreed and potential transfers to the HRA
4. The Service Centres revenue implications
5. A summary of anticipated capital receipts compared to budget and
6. Commentary on the overall Property Strategy Position.

Property valuations have been revised to reflect current market conditions and the anticipated future use of the properties.

#### 4.4 Greenford Service Centre

Following the awarding of the contract to Thomas Sinden the profile of the budget has changed slightly to reflect their construction timetable. The revised budget profile is shown below:

Actual spend 2011/12 £'000	Actual spend 2012/13 £'000	Budget 2013/14 £'000	Budget 2014/15 £'000	Total Budget £'000
<b>117</b>	<b>302</b>	<b>1,626</b>	<b>3,346</b>	<b>5,391</b>

4.5 Where properties are retained for existing use any potential capital receipt will no longer be realised and this will need to be factored into the capital funding statement i.e. where properties are to be used for alternative Housing use then

a contribution will be required from the HRA; where properties are to be used to facilitate additional school places, appropriate adjustments to the capital programme will need to be made to reflect the opportunity cost of not receiving a capital receipt.

- 4.6 The disposal of the former Albert Dane Centre to Pocket Living was agreed by Cabinet in the previous Property Update report in July 2013, where details of the proposal and financial implications were identified. Detailed negotiations are progressing satisfactorily. In the same report, Cabinet agreed that the Council's managing agents should negotiate terms of agreement with Catalyst Housing Group re the disposal of the MILAP day centre in Shackleton Road. Although the Council receives an income from MILAP, this is more than compensated by the saving in borrowing costs over 25 years if the Council were to re-provide and re-build the service itself.
- 4.7 **Acquisitions.** Provision has been made within the HRA to accommodate the appropriation of the land at Adelaide Dock/Wharf. The possible acquisition of land adjacent to the Acton Health Centre would also be funded from within the HRA. This will be subject to a further report to Cabinet in due course where detailed financial implications will be included. The acquisition of 42 Lower Boston Road for Education purposes will be funded from the Schools Service capital programme.
- 4.8 Any costs or works associated with preparing sites for disposal such as the demolition of existing buildings and planning applications may potentially enhance the sale proceeds. Some of the costs of such work may be recoverable from the sale proceeds when sold, e.g. 4% of sale proceeds can be used to cover costs associated with disposal. Works such as demolition will also help to improve the safety of sites and prevent antisocial behaviour that can occur when buildings are left vacant.
- 4.9 However, it is not always clear at the outset whether or not such costs will enhance the level of sale proceeds and it is therefore appropriate that the costs of such works should initially be funded from revenue budgets, but then charged to capital if costs are subsequently recovered from the sale proceeds.

## 5. **Legal Implications**

- 5.1 The Council has powers to acquire and dispose of property under the Local Government Act 1972. Except in specified circumstances the consent of the Secretary of State (whether express or by general consent) will be required where a disposal is proposed for a consideration less than the best that can reasonably be obtained. Specific procedures also apply where the Council proposes to dispose of land consisting of or forming part of open space.
- 5.2 Under section 122 of the Local Government Act 1972 the Council may appropriate land owned by the Council (which is no longer required for the purpose for which it is held) for any purposes for which the Council are authorised to acquire land.

- 5.3 Properties listed as Assets of Community Value must be disposed of in accordance with the provisions contained in Chapter 3 of the Localism Act 2011. In particular, no disposal can take place until a moratorium period of at least 6 months has ended.
- 5.4 The Property Strategy generally envisages that the Council will achieve full market value when making disposals.
- 5.5 Any works contracts relating to the Service Centres and any demolition works for buildings prior to disposal will be procured in accordance with the Council's Contract Procedure Rules and the Public Contracts Regulations 2006 (as amended) where appropriate.
- 5.6 When making decisions the Council must act reasonably and rationally. It must take into account all relevant information and disregard all irrelevant information and should take into account the views of those affected before final decisions are made. In reaching decisions the Council must comply with legal duties, including those under the Human Rights Act and S149 Equality Act 2010.
- 5.7 S 149 Equality Act 2010 requires public authorities to have due regard to the need to: -
- (a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by the Act;
  - (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 5.7.1 The protected characteristics are age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.
- 5.7.2 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to: -
- (a) Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
  - (b) Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
  - (c) Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 5.7.3 The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

5.7.4 Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to: -

- (a) Tackle prejudice, and
- (b) Promote understanding

5.7.5 Compliance with the duties in this section may involve treating some persons more favourably than others.

## **6. Value for money**

6.1 The objective of producing and implementing the Property Strategy is to increase value for money from our Estate and this approach is viewed as best practice by CIPFA.

## **7. Sustainability Impact Appraisal**

7.1 Implementation of the Property Strategy will mean that the Council will be divesting from some of its older less efficient buildings and investing in new assets that are fit for purpose.

7.2 All new buildings will be built to at least a BREEAM (BREEAM is the world's foremost environmental assessment method and rating system for buildings) rating of very good, minimising the Council's carbon footprint. Wherever possible, the Council will work with Brunel University to implement leading edge technologies that may attract grant funding.

## **8. Risk management**

8.1 All calculations relating to disposals and building works are subject to considerable market volatility at present and will need to continue to be revisited through these quarterly update reports so that projects can be adjusted to reflect up to date costing and valuation information.

8.2 Risks associated with Acton Town Hall and the Greenford and Southall Service Centres are detailed within individual risk registers for each project, a risk register for the Greenford Service Centre is as attached at **Appendix 3** and a risk register for the Southall Service Centre is as attached at **Appendix 4**.

8.3 Any risks associated to asbestos or other environmental considerations are based on existing survey data. More detailed investigation of buildings may result in additional cost being incurred for remedy or removal.

## **9. Community Safety**

9.1 Implementation of the Strategy will trigger disposal of assets that are/will be empty and more likely to be vandalised if left vacant for long.

9.2 Redevelopment of these sites will have a positive impact on the local area and may stimulate further investment in neighbouring properties, which will help to reduce fear of crime.

9.3 All new development will be designed to maximise feelings of safety.

## **10. Links to the 5 Priorities for the Borough**

The 5 Priorities are:-

- **Making Ealing Safer**
- **Securing Public Services**
- **Securing Jobs and Homes**
- **Delivering Value for Money**
- **Making Ealing Cleaner**

Implementation of the Property Strategy will have a major impact on the delivery of all of the Council's strategic objectives.

## **11. Equalities, Human Rights and Community Cohesion**

An Equality Impact Assessment has been previously undertaken in regards to the Property Strategy. There are proposals referred to in the Strategy that will require detailed consultation with staff and users prior to any decision to dispose being taken. This relates in particular to buildings that are identified for disposal that are used by residents or staff. The initial review has concluded that the changes proposed do not reduce the provision of facilities but for some individuals there will be issues relating to re-location.

EIA's relating to site-specific disposals will be completed by the relevant Service for each step in the implementation of the Strategy before any final decision to dispose is made.

An EIA on the disposal of MILAP to Catalyst Housing Group is to follow.

## **12. Staffing/Workforce and Accommodation implications**

There are significant benefits for workforce accommodation arising from this report. The major initiatives identified in the report relate to the creation of satellite offices in Acton, Greenford and some additional space in Southall for those staff that need to be closest to their users.

## **13. Property and Assets**

The Property Strategy provides professional guidance on how the Council should develop its land and property assets over the next 5 years.

## **14. Any other implications:**

The Property Strategy has been prepared alongside the Council's Infrastructure Delivery Plan, which is an important part of the Local Development Framework, so that the two pieces of work support each other.

## **15. Consultation**

15.1 In preparing the strategy detailed consultation was undertaken with all relevant Council Services.

15.2 Before decisions are made by the Council to dispose of premises careful consideration will be taken by the Service area for the need to consult those

affected, including service users who use the premises and the impact on the protected equality groups.

**16. Timetable for Implementation of all projects.**

Please refer to the Service Centres - Master Development Programme as shown at **Appendix 2**.

**17. Appendices**

**Confidential Appendix 1** – Service Centres Financial Implications Cash Flow.

**Appendix 2** – Greenford Service Centre update Report and development programme.

**Appendix 3** – Greenford Service Centre Risk Register.

**Appendix 4** -Southall Service Centre Risk Register.

**Confidential Appendix 5** – The Council’s managing agent’s recommendations report.

**Appendix 6** – Plan Adelaide Dock/Wharf, Endsleigh Road, Southall

**Confidential Appendix 7** – The Council’s managing agent’s recommendations report.

**18. Background Information**

- Property Strategy Cabinet Report 7 – July 2013
- Property Strategy Cabinet Report 6 - April 2013
- Property Strategy Cabinet Report 5 - January 2013
- Property Strategy Cabinet Quarter 4 progress report May 2012
- Property Strategy Cabinet Quarter 3 progress report November 2011
- Property Strategy Cabinet Quarter 2 progress report of July 2011
- Property Strategy Cabinet Quarter 1 progress report of February 2011
- Property Strategy Cabinet report of 14 September 2010
- Ealing Disposal sites - planning assessment of Cushman & Wakefield proposals 1<sup>st</sup> May 2012

## 1. Internal Consultation

Name of Consultee	Department	Date sent to consultee	Date response received from consultee	Comments appear in report para:
<b>Internal</b>				
Pat Hayes	Executive Director	29/10/2013		
Cllr Julian Bell	Leader	29/10/2013		
Cllr Yvonne Johnson	Councillor	29/10/2013	12/11/2013	
Lucy Taylor	Asst Director	29/10/2013	07/11/2013	Entire Report
Jackie Adams	Legal Services	29/10/2013	07/11/2013	Entire Report
Stephen Day	Adult Services	29/10/2013	30/10/2013	
Judith Finlay	Children' & Families	29/10/2013		
Gary Redhead Adam Whalley	Education	31/10/2013	07/11/2013	
Dave Murray Sharon Daniels	Finance Services	29/10/2013	07/11/2013	Finance Section
David Baptiste Robert Turner Wendy Stokes Mike Kirk	Housing Services	29/10/2013	29/10/2013	
Mary Umrigar	Adult Services	24/10/2013	24/10/2013	
Mark Newton	Business Services	24/10/2013	24/10/2013	
David Archibald	Executive Director	13/11/2013	13/11/2013	
<b>External</b>				
Mark Jackson	EC Harris	29/10/2013		
Philip Prince	Cushman and Wakefield – Council's former managing agent	24/10/2013	31/10/2013	
Chris Shepherd	GVA – Councils managing agent	29/10/2013	30/10/2013	

## Report History

<b>Decision type:</b>		<b>Urgency item? No</b>	
Key decision			
Authorised by Cabinet member:	Date report drafted:	Report deadline:	Date report sent:
Report no.:	Report author and contact for queries:		
	Lucy Taylor, Assistant Director Regeneration Planning and Policy, ext 9036 Paula Virdee-Pulley, Contracts Manager Property Strategy, ext 6145		