

WANDSWORTH BOROUGH COUNCIL

HOUSING OVERVIEW AND SCRUTINY COMMITTEE – 23RD JANUARY 2012

EXECUTIVE – 30TH JANUARY 2012

Report by the Director of Housing on a proposal to declare surplus land on Winstanley Estate, Grant Road, SW11 (Latchmere)

SUMMARY

Background: This report sets out the current position of land at Grant Road (Latchmere). The area of land, which is a car park adjacent to Sendall Court on the Winstanley Estate, is currently not utilised to the best of its potential. Therefore, the report makes recommendations, for the Executive's approval, to declare the site surplus to the Council's requirements so that it can be sold for redevelopment.

Policy: It is the policy of the Council to dispose of surplus property for the best consideration reasonably obtainable. The Council's Corporate Business Plan undertakes to: -

1. make Wandsworth an attractive, safe, sustainable and healthy place;
2. through the efficient management of assets to keep the Council tax the lowest in the country;
3. use the planning process to plan for sustainable development.

Issues/Proposals: The site has been identified for potential disposal and this report sets out the position of the site and seeks authority to declare the site surplus to requirements.

Director of Finance comments: This site was originally acquired under housing powers and is, therefore, held within the Housing Revenue Account (HRA). Under the current capital finance regulations any capital receipt from the sale of this site is fully useable for the provision of affordable housing or regeneration.

Supporting Information: Not applicable

Conclusion: If the Executive agrees to declare the land referred to in this report as surplus to the requirements of the Housing Service, the Borough Valuer will seek to dispose of it in the way outlined in this report. If the site cannot be sold it will be retained in the housing portfolio.

GLOSSARY

HRA Housing Revenue Account

**RECOMMENDATION**

1. The Housing Overview and Scrutiny Committee are recommended to support the recommendation in paragraph 3 below.

## ***Grant Rd Car Park, SW11***

2. If the Housing Overview and Scrutiny Committee approve any views, comments or additional recommendations on this report these will be submitted to the Executive for consideration.
3. The Executive are recommended to declare the land referred to in paragraph 4 as surplus to the Council's requirements subject to no budgeted service need being identified.

### **BACKGROUND**

4. The site indicated on the map shown in Appendix 1 to this report is currently a car parking area on the Council's Winstanley Estate, between Sendall Court and Grant Road and near the rear entrance to Clapham Junction railway station.

### **TITLE ISSUES**

5. The Borough Solicitor has previously undertaken a check on title which indicated that there were two leases on the estate which gave the leaseholders' rights over the area concerned. However, these leases have now been amended by deed of variation and all leases on the estate now reserve to the Council the right to vary or withdraw facilities. However, there is the issue of the need for a stopping up order which will be addressed as part of the planning process.

### **CONSULTATION**

6. The Housing Department carried out consultation with the 814 residents of Winstanley Estate concerning the planned disposal of the car park area during September and October 2011, as a result of which responses were received from 22 residents, each of which raised objections to the proposals. 15 of these were from the residents of the adjacent block, Sendall Court, two from Shaw Court, two from Kiloh Court and two from Sporle Court. One objection was received from an organisation called Winstanley Residents' Association, although this organisation is unknown to the Department. The main reasons cited for objection included that the 'area had suffered too much disruption over the last two years with the Berkeley development and Clapham Junction works', that 'the area already has too high a density of residential property', that the 'area should be used to provide retail services for the estate' and that there will be a 'loss of parking'.
7. The main objections raised relate to issues which will essentially be considered as part of any planning application, but as far as the loss of car parking is concerned, a recent survey of usage of the car park carried out for Housing by the Environment and Community Services Department, indicates that the car park is very underutilised with less than 25% of it being in use at any one time and with there being adequate parking provision for estate residents elsewhere on the Winstanley Estate.

### **COMMENTS OF THE DIRECTOR OF FINANCE**

8. The Director of Finance comments that this site was originally acquired under housing powers and is, therefore, held within the Housing Revenue Account. Under the current capital finance regulations any capital receipt from the sale of this site is fully useable for the provision of affordable housing or regeneration.

### **CONCLUSION**

9. If the Executive agrees to declare the land referred to in this report as surplus to the

requirements of the Housing Service and no other budgeted service need is identified, the Borough Valuer will seek to dispose of the land for private development, including affordable housing.

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The Town Hall  
Wandsworth  
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ROY EVANS  
Director of Housing

12th January 2012

Background Papers

There are no background papers to this report.

All reports to Overview and Scrutiny Committees, regulatory and other committees, the Executive and the full Council can be viewed on the Council's website ([www.wandsworth.gov.uk/moderngov](http://www.wandsworth.gov.uk/moderngov)) unless the report was published before May 2001, in which case the committee secretary (on 020 8871 6021) can supply if required.

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