



## Briefing note

**Directorate:** Environment, Housing and Regeneration (EHR)  
**Recipients:** Carshalton & Clockhouse Local Committee members  
**From:** Ade Adebayo, Executive Head of Asset Planning Management and Capital Delivery  
**Subject:** Council Owned Buildings in Carshalton  
**Date:** May 25 2017

### Summary

To provide an update on the current status of the council owned buildings located within the Carshalton area.

### Update

**Stonecourt** - The main office building and cottage was offered to the market at the end of 2016. Several offers were received and due diligence is about to be completed on the final offers received. We anticipate that a recommendation of the best acceptable offer will be made by early June. Ward Members will be briefed before the decision is finalised and the matter is progressed through agreement of Heads of Terms and a new long lease.

**Grove House** - Sutton Educational Services Ltd (SES), who are providing the Council with education services are currently in occupation of the building and are anticipated to remain until at least 2018 while the new company establishes itself. Their long term plans will be determined in line with their total occupational property needs and the future of Grove House will be reviewed closer to the point when a firm timetable can be identified.

**The Old Rectory** - Sutton Living have employed design consultants and are are firming up their costs and plans for the future mixed commercial and residential use of the property in line with the resolution of Strategy and Resources Committee.

**Lawn View** - Marketing is continuing and we have had discussions with several new parties for mainly children's activity uses, excluding nursery use.

**The Lodge** - The legal agreement for the lease has now been finalised and conditional contracts were signed by Ecolocal and the Council by Friday 19 May. The contract is conditional on Ecolocal meeting the precondition of their loan agreement to have a contractor appointed for an agreed contract sum before their loan can be drawn down. Ecolocal expect to appoint a contractor by end of June which should enable a contractor to start works by July. It is intended to issue Ecolocal a Licence after signing the conditional contract. This will be early in June. This will allow Ecolocal to take occupation of the Lodge and start on Phase 1 of the

project which is the preparation of the Chapel building to act as Ecolocal's base and offices while the main building and outbuildings are converted.

**Charles Cryer** - Best and final bids have now been received from the two shortlisted. Additional issues raised with both shortlisted bidders are being evaluated and should be completed in time to enable the Lead Councillors to be briefed on the outcome of the evaluation in June.

**Next steps:**

- There are no next steps as this is an information item only.