

## EXECUTIVE SUB COMMITTEE FOR PROPERTY

### RECORD OF DECISION

A meeting of the Executive Sub-Committee for Property was held on 18 January 2012.

#### PRESENT:

Councillor D Budd (Chair) Councillors B Coppinger, C Rooney and NJ Walker

#### INVITEES:

Councillor J Brunton, Chair of Overview and Scrutiny Board

#### ALSO IN ATTENDANCE:

Councillors C Hobson, G Purvis, P Purvis and B Thompson

#### \*\*OFFICIALS:

Susie Blood, Chris Hawking, Martin Shepherd, Graham Tyerman and Tim Wake

#### \*\*APOLOGIES FOR ABSENCE:

Councillor M Carr

#### \*\*DECLARATION OF INTEREST

Name of Members	Type of Interest	Item/Nature of Interest
Councillor D Budd	Personal/ Non Prejudicial	Item 4: Members Small Scheme Allocation- scheme C  Proposer of scheme
Councillor C Rooney	Personal/ Non Prejudicial	Item 4: Members Small Scheme Allocation- scheme F  Proposer of scheme
Councillor N J Walker	Personal/ Non Prejudicial	Item 4: Members Small Scheme Allocation- scheme B  Ward Member

#### \*\*MINUTES

The minutes of the meeting held on 3 August 2011 were submitted and approved as a correct record.

### CAPITAL PROGRAMME SMALL SCHEME ALLOCATION

The Director of Resources submitted a report to consider the scored projects in accordance with the operation of the small scheme allocation.

The Members' Small Scheme allocation was set up in 2004/05 in accordance with the decision of the Executive meeting on 29 July 2003 and the Council meeting of 6 August 2003. The purpose of the scheme was to allow for small capital schemes to be undertaken that would improve the condition, address deficiencies or develop facilities. Ward Councillors were required to submit a small scheme capital project appraisal form, which was evaluated and scored by a project appraisal panel.

An allocation of £59,000 was available for 2011/12, however there was no proposals for funding in future years at this time.

A brief description of each scheme, appraisal and score together with a location plan and photographs where appropriate were set out in the appendix attached to the report. The appendix was made available for the Members of the Property Sub-Committee however a copy was available in the Members' Library for wider distribution.

The scheme considered by the Executive Sub Committee for Property were as follows:

- a) Beresford Parking Scheme
- b) Hemlington Allotments
- c) Eccelsstone Walk/Coleby Avenue Fence
- d) Road Safety, Nunthorpe
- e) Saltergill Play area
- f) Marton Burn Road/Keith Road Puffin Crossing

During consideration of this report Councillor B Coppinger chaired the meeting.

#### **ORDERED**

**That the following schemes be approved for 2011/12: -**

- a) **Beresford Parking Scheme**
- b) **Hemlington Allotments**
- c) **Eccelsstone Walk/Coleby Avenue Fence**
- d) **Road Safety, Nunthorpe**
- e) **Saltergill Play area**
- f) **Marton Burn Road/Keith Road Puffin Crossing**

#### **REASON**

**The decision were supported by the following reason:**

**Operation of the small scheme allocation in accordance with the Capital Programme Small Scheme Allocation Review, 28 November 2005.**

### **LAND AT ROSEBAY, COULBY NEWHAM, MIDDLESBROUGH AND ASSOCIATED PLOTS. PART A**

The Director of Regeneration and Director of Resources submitted a report on the offers received following the marketing for sale by tender of the residential development site known as Rosebay Close at Coulby Newham (situated off Coulby Farm Way).

The report stated that Rosebay comprised an area of land extending to some 0.453 hectares (1.12 acres) or thereabouts, which is owned by the Council. The site was suitable for residential development, and it was considered that between ten and fifteen detached properties could be developed on the site, accessed from a cul-de-sac that will need to be constructed on the land. The site has planning permission for residential development for detached dwellings.

In the nearby locations of Fernwood and Southwood, the Council has recently marketed for sale three small infill sites which were previously occupied by electricity pylons. The sites have been marketed as seven individual development plots, for sale either individually or in groups. Prior to the most recent marketing exercise, sales of three of these sites have been agreed by the

Council, with the sales of two of these sites having now been completed. As the value of these individual plots falls below the £150,000 as set out above, the sales have been agreed by way of delegated authority.

The details of the remaining individual building plots were as follows:-

- 68A Southwood – 420 sq m
- 69A Southwood – 552 sq m
- 1B Fernwood – 563 sq m
- 1C Fernwood – 465 sq m

The Rosebay Close land had recently been marketed for sale, and the remaining unsold plots at Fernwood and Southwood were marketed at the same time. This was conducted both by an advertising exercise, and by making direct contact with national and regional residential development companies. A development brief and tender documentation was supplied to these interested parties, to enable them to make their bids.

The report stated that the closing date for receipt of tenders was Tuesday 1<sup>st</sup> November 2011. The offers that were received are set out in Part B of this Executive Report.

As a result of the tendering exercise, two bids were received. The bid from Bidder A related to the purchase of one plot only, and stated that 1C Fernwood was their preferred option. The bid from Bidder B related to the Rosebay Close land, and also included an offer for the plots at Fernwood and Southwood.

Following consideration of the offers, approval is being sought for delegated authority to sell 1C Fernwood to Bidder A, whilst the three remaining plots at Fernwood and Southwood, together with the Rosebay Close land, can be sold to bidder B.

The bids received enable the Council to proceed with the sale of all of the land at Rosebay Close, Fernwood and Southwood

There were two options available:

Option 1 – dispose of the land to the two interested parties that the Council identifies as preferred bidder

Or option 2 – do not sell but this decision would have to be justified in the context of non delivery of the Council's regeneration aims in relation to Housing and should only be considered if the bid does not give best consideration in terms of value and planning quality.

#### **ORDERED**

**That the Executive approves that the land at Rosebay Close, together with the remaining three plots at Fernwood and Southwood, be sold to Bidder B (the sale of the other plots at Fernwood and Southwood having been dealt with by way of delegated authority).**

#### **REASON**

**The decision was supported by the following reason:**

**In order to secure a capital receipt from the sale of the surplus land which will be reinvested back into the Council's capital programme.**

**\*\* EXCLUSION OF PRESS AND PUBLIC\*\***

**That the press and public be excluded from the meeting during consideration of items 7, 8 and 9 of business on the grounds that, if, present, there would be a disclosure to it of**



**In order to secure a capital receipt from the sale of the surplus land which will be reinvested back into the Council's capital programme.**

**The decisions will come into force after five working days following the day the decision was taken unless the decision becomes subject to the call-in procedure.**