

**MIDDLESBROUGH COUNCIL**

**EXECUTIVE REPORT**

**PART A**

**Report Title: Land at Dales Park Road, Hemlington, Middlesbrough**

**Deputy Mayor and Executive Member for Resources: Councillor David Budd**

**Director of Resources: Paul Slocombe and Director of Regeneration: Kevin Parkes**

**Date: 27<sup>th</sup> March 2012**

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**PURPOSE OF THE REPORT**

1. To report on the offers received following the marketing for sale by tender of the residential development site known as Dales Park Road, Hemlington (situated adjacent to Hemlington Hall Primary School).

**SUMMARY OF RECOMMENDATIONS**

2. To recommend the selection of a 'preferred bidder', with a view to instructing Legal Services to proceed with the sale to that bidder.
3. The contract will be conditional on the purchaser obtaining satisfactory planning permission for the scheme that they intend to construct, and on additional matters such as the result of ground condition surveys.

**IF THIS IS A KEY DECISION WHICH KEY DECISION TEST APPLIES?**

3. It is over the financial threshold (£150,000)   
It has a significant impact on 2 or more wards   
Non Key

**DECISION IMPLEMENTATION DEADLINE**

4. For the purposes of the scrutiny call in procedure this report is

Non-urgent   
Urgent report

If urgent please give full reasons

## **BACKGROUND AND EXTERNAL CONSULTATION**

5. The site at Dales Park Road comprises an area of land extending to some 0.928 hectares (2.29 acres) or thereabouts, which is owned by the Council. The site is suitable for residential development, and it is considered that approximately thirty dwellings could be developed on the site, with the site roads to be constructed by the developer.
6. The land has recently been marketed for sale, 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.

## **APPRAISAL OF OFFERS**

7. The closing date for receipt of tenders was Thursday 1<sup>st</sup> December 2011. The offers that were received are set out in Part B of this Executive Report.
8. As a result of the tendering exercise, three bids were received.
9. Following consideration of the offers, approval is being sought for the sale of the site to Bidder C.

## **IMPACT ASSESSMENT (IA)**

10. As part of the development of the recommendations, an Impact Assessment was completed. The assessment found that there would be no adverse impact on a group or groups because they held a diversity characteristic. The completed IA is appended to this report at Appendix B.

## **OPTION APPRAISAL/RISK ASSESSMENT**

14. The options open to the Council are:-

Option 1 – dispose of the land to Bidder C,

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.

## **FINANCIAL, LEGAL AND WARD IMPLICATIONS**

### **Financial**

15. The sale of the site will produce a capital receipt to the Council.

### **Ward Implications**

16. The development of the land at Dales Park Road will provide additional housing development for Hemlington and provide additional quality family housing for sale.

17. The development of the site will be subject to extensive local consultation with the community by the developers as part of the planning process.

### **Legal Implications**

18. To conclude the sale following the normal legal conveyancing procedures.

## **RECOMMENDATIONS**

20. It is recommended that the Executive approves that the land at Dales Park Road Hemlington, be sold to Bidder C.
21. That, should it be considered reasonable to make any further revision of the terms as a result of further investigations carried out by the purchasers, then the Director of Regeneration and Director of Resources be authorised to agree the changes.

## **REASONS**

22. 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.

## **BACKGROUND PAPERS**

22. The following background papers were used in the preparation of this report:  
Middlesbrough Local Development Framework.

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