

**MIDDLESBROUGH COUNCIL**

**EXECUTIVE REPORT**

**PART A**

**Report Title: Land off Trimdon Avenue, Middlesbrough**

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

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

**Date: 19<sup>th</sup> June 2012**

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**PURPOSE OF THE REPORT**

1. To report on the offers received following the marketing of the residential development site known as Land off Trimdon Avenue.

**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?**

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

**DECISION IMPLEMENTATION DEADLINE**

5. 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**

6. The site off Trimdon Avenue comprises an area of land extending to some 1.36 hectares (3.36 acres) or thereabouts, which is owned by the Council. The site is suitable for residential development, and it is considered that a minimum of 40 dwellings could be developed on the site, with the site roads to be constructed by the developer.
7. The land has recently been marketed for sale by competitive tender via the NEPO procurement portal, and was supported by an advertising exercise. To aid prospective developers on the appropriate quality of development, a development brief was supplied to interested parties, to enable them to make their bids.

## **APPRAISAL OF OFFERS**

8. The closing date for receipt of tenders was Friday 25<sup>th</sup> May 2012. The offers that were received are set out in Part B of this Executive Report.
9. As a result of the tendering exercise, five bids were received.
10. Following consideration of the offers, approval is being sought for the sale of the site to Bidder A.

## **IMPACT ASSESSMENT (IA)**

11. As part of the development of the recommendations, an Impact Assessment was completed. The assessment found that there would be no disproportionate adverse impact on a group or groups because they held a diversity characteristic arising as a result of the proposal. The completed IA is appended to this report at Appendix B. An impact assessment has previously been carried out on the Kader Community Centre and associated facilities as part of the Community Services Review so has been excluded from this Impact Assessment.

## **OPTION APPRAISAL/RISK ASSESSMENT**

12. The options open to the Council are:-

Option 1 – dispose of the land to Bidder A,

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**

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

### **Ward Implications**

14. The development of the land off Trimdon Avenue will provide additional housing development for Acklam and provide additional quality family housing for sale.
15. 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**

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

## **RECOMMENDATIONS**

17. It is recommended that the Executive approves that the land off Trimdon Avenue, be sold to Bidder A.
18. That, should it be considered reasonable to make any further revision of the terms of sale as a result of further investigations carried out by the purchasers and any planning requirements, then the Director of Regeneration and Director of Resources be authorised to agree the changes.

## **REASONS**

19. 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**

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

**AUTHOR: Michael Canavan**  
**TEL NO: 729114**

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*Address:*

*Website: <http://www.middlesbrough.gov.uk>*