

MIDDLESBROUGH COUNCIL

EXECUTIVE SUB COMMITTEE FOR PROPERTY

Non-Strategic Assets Review – Disposal of residential sites – Park End

Executive Member for Regeneration & Economic Development: Charles Rooney

Executive Director of Neighbourhoods and Communities: Kevin Parkes

4 December 2012

PURPOSE OF THE REPORT

1. To seek Executive Sub-Committee for Property approval to consult with the community on residential development proposals for sites within the Park End Ward.

SUMMARY OF RECOMMENDATIONS

2. That a community consultation exercise is undertaken to inform further recommendations to the Sub-Committee in respect of the sites in question.

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

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

<input type="checkbox"/>
<input type="checkbox"/>
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DECISION IMPLEMENTATION DEADLINE

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

Non-urgent
Urgent report

<input checked="" type="checkbox"/>
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BACKGROUND AND EXTERNAL CONSULTATION

Background

- On 4 April 2012, Executive Sub-Committee for Property approved open market disposals of 6 of the residential sites to which this report refers as part of a review of non-strategic assets, with the proviso that opportunities for joint affordable housing schemes with Register Providers of Social Housing (RPs) be explored before the sites were marketed.^{1 2} It was also agreed that there would be appropriate consultation with ward members and the general public.
- At its meeting of 22nd August 2012 the Executive Sub-Committee for Property considered (amongst other things) the outcome of this consultation process. The sites considered at this time and key findings are outlined below. A site at Kirkland Walk has since been included as it is identified for potential disposal for residential development within a later phase of the review of non-strategic assets.

Site	Responses
Margrove Walk	18 objections
Cornforth Walk	1 petition received (56 signatures)
Overdale Road	2 objections
Royston Avenue	2 objections
Evesham Road	No objections
Penrith Road	No objections
Kirkland Walk	Not yet subject to consultation.
Park End sites	3 objections
General objection to sites proposed for appropriation	1 objection

- The Sub-Committee noted that two sites generated a substantial number of objections (Margrove Walk and Cornforth Walk). Respondents stated that these sites provide a safe area for children to play and they are well used for this purpose. Additional concerns included the potential for increased traffic, road safety issues and problems with parking as well as the concentration of sites in the Park End ward potentially leading to a cumulative loss of open space. Similar concerns have also been raised at the Park End Community Council. The Council also received a 27-signature petition objecting to the development of the land at Margrove Walk, on the basis of the Commons Act 2006.
- Given the representations made by residents, Ward Members and the Park End Community Council, the Sub-Committee suspended any decision on disposal pending a collective consideration of all housing development proposals for the sites.

¹ In line with the approach approved by the Executive Member for Regeneration and Economic Development on 19 January 2011.

² For the purposes of the review, 'non-strategic assets' are defined as land and property that the Council does not use for service delivery purposes.

Outline Development Proposals and Further Consultation

8. Further to the Sub-Committee's decision officers have asked a number of RPs and private house builders to outline proposals for the sites having regard to the sensitivities described in the preceding paragraphs. Whilst there has been no interest from private house builders a number of RPs have submitted outline proposals, which together could potentially result in some development on all of the sites, subject to community consultation and final decision by the Executive Sub-Committee.
9. It is, therefore, proposed that officers work with the RPs to conduct a community consultation exercise to inform recommendations to the Sub-Committee in respect of the sites in question.
10. It is proposed that this will involve direct engagement with residents living in the immediate vicinity of the sites along with an invitation to all residents to make their views known, including through attendance at a drop-in session within the Park End Ward.
11. The consultation will be publicised via the Council's website, Press Release, and through Ward Members and local groups where practicable, in particular the Park End Community Council. It is anticipated that the process will commence in December 2012 and allow 2 weeks for representations in writing, via the website or in person.
12. A report will then be prepared for the Executive Sub-Committee which will detail the proposals for each of the sites, the views of the community, and final recommendations for consideration by the Executive Sub-Committee for Property.

IMPACT ASSESSMENT (IA)

13. An initial screening assessment was undertaken for the report to the Executive Sub-Committee for Property of 22nd August 2012 which found that there was no evidence that the proposal to dispose of the sites in Park End to which that report referred could have a disproportionate adverse impact on a group or individuals holding a protected characteristic. The assessment found that the proposal would increase affordable housing development and that there is sufficient open space within the area, given the close proximity of the Neighbourhood Park on Sandringham Road, to address concerns about the loss of play space. An additional Impact Assessment is not considered applicable at this stage. However, this will be reconsidered alongside any further recommendations following community consultation.

OPTION APPRAISAL/RISK ASSESSMENT

14. The actions described in paragraphs 8 to 13 will ensure compliance with the Executive Sub-Committee for Property decision of 22nd August 2012.

FINANCIAL, LEGAL AND WARD IMPLICATIONS

15. **Financial** – costs to the Council associated with the community consultation exercise are negligible and will mainly relate to officer time.

16. **Ward Implications** – this report is of interest to the Park End Ward. Ward Member consultation will be undertaken in advance of the community consultation exercise above.

17. **Legal Implications** – There are no legal implications at this stage.

RECOMMENDATION

18. That Executive Sub-Committee for Property approves a community consultation exercise as described in the report to inform further recommendations to the Sub-Committee in respect of the sites in question.

REASON

19. The recommendation complies with the Executive Sub-Committee for Property decision of 22nd August 2012.

BACKGROUND PAPERS

No background papers were used in the preparation of this report.

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