

**EXECUTIVE SUB-COMMITTEE FOR PROPERTY**

A meeting of the Executive Sub-Committee for Property was held on 16 January 2013.

**PRESENT:** Councillors D Budd (Chair), M Carr and C M Rooney

**OFFICIALS:** Michael Quinn, Michael Canavan, Sam Gilmore and Sharron Brown

**APOLOGIES FOR ABSENCE:** Councillor N Walker

13/41 **MINUTES OF THE MEETING HELD ON 4 DECEMBER 2012**

That the minutes of the Executive Sub Committee for Property held on the 4 December 2012 were taken as read and signed by the Chair as a true record.

13/42 **NON-STRATEGIC ASSETS REVIEW - DISPOSAL OF RESIDENTIAL SITES - THORNTREE LIBRARY/YOUTH CENTRE SITE**

The Executive Director of Neighbourhoods and Communities submitted a report seeking approval to transfer the former Thorntree Library/Youth Centre site to Vela Housing Group to be redeveloped to provide extra care housing and bungalows.

On 4 April 2012, Executive Sub-Committee for Property approved the open market disposal of the former Thorntree Library/Youth Centre site as part of a review of non-strategic assets, with the proviso that opportunities for a joint affordable housing scheme with a Registered Provider of Social Housing (RP) be explored before the site was marketed. 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 the outcome of this consultation process and noted that only 1 objection had been received in respect of the Thorntree site. At the same meeting the Sub-Committee agreed a three-month opportunity to allow the development of tentative proposals for the site.

The 'Redevelopment Proposal - Extra Care Housing & Bungalows', was outlined in further detail within the report.

The report outlined that there were two options available:

1. **Do nothing** - not recommended, as offers no benefit to the local community, the town or the Council, and the buildings could become a target for anti-social behaviour if left vacant for an extended period and so increase costs.
2. **Demolish and leave the site as open space or dispose** - not recommended due to the cost implications for the Council of demolition, maintenance of the vacated site, uncertainty relating to proposed uses for the site and realising estimated valuation from disposal in the current market.

**ORDERED**

**It is recommended that:**

1. **the Thorntree Library/Youth Centre site is transferred to Vela Housing Group so that it can be redeveloped for housing, in line with the proposals outlined from paragraph 6 of the report;**
2. **the Vela Housing Group agrees costs with the Council and undertakes the demolition of the vacant buildings at the earliest opportunity; and,**
3. **if the Vela Housing Group is subsequently unable to develop the scheme as proposed, or an alternative which is acceptable to the Council, then the site is returned to the Council which will reimburse Vela the agreed costs of demolition.**

**REASON**

The decisions were supported by the following reason:

The proposals set out within the report would help to address the needs of the town's older and disabled people, contribute to the regeneration of Thorntree and deliver significant savings for the Council.

13/43 **TO CONSIDER PASSING A RESOLUTION EXCLUDING THE PRESS AND PUBLIC FROM THE MEETING DURING CONSIDERATION OF ITEM 6 OF BUSINESS ON THE GROUNDS THAT, IF PRESENT, THERE WOULD BE A DISCLOSURE OF EXEMPT INFORMATION FALLING WITHIN PARAGRAPHS 1 AND 3 OF SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT 1972.**

13/44 **THE DISPOSAL OF CLAIRVILLE STADIUM**

The Executive Director of Neighbourhoods and Communities submitted an update on the offers received following the marketing of the Clairville Stadium site.

The Clairville Stadium site was approximately 4.25ha (10.5 acres) in area and was situated to the south of Middlesbrough town centre and east of Albert Park. The site was accessed via Park Road South and bounded by St Josephs Roman Catholic School to the east, residential units to the north and south. Directly adjacent to the site was Clairville Common, which was an area of poor quality open space.

In late 2011, as part of the Council's budget proposals for 2012/13, the Mayor announced the closure of Clairville Stadium and the re provision of various existing facilities at Prissick. The Mayor made the commitment that there would be no loss in athletic provision, therefore Clairville would not close until an athletic facility was re provided within Middlesbrough. It was determined that the Clairville Stadium be marketed for residential development.

As part of the marketing of the site a development guidance note was prepared to advise prospective developers on the Council's aspirations for the site. A four week consultation process was carried out with the community and local ward members, in which there were no adverse comments received. Following this, the site was marketed for sale for a period of 8 weeks on the NEPO procurement portal, there was also advertisements placed in the Estates Gazette and Newcastle Journal. The Council stated within the tender documentation that the site would not become vacant for development until Spring 2014, however, due to the commitment to re provide athletic provision this date may need to be revised. A timetable was being developed to address athletic provision post Clairville:

As a result of the marketing of the site, three offers were received. The 'Assessment of Bids' and 'Deductions from the Capital Receipt' were outlined in further detail within the report.

The report outlined that there were two options available:

1. **Option 1** - dispose of the land to preferred developer
2. **Option 2** - do not sell. This would mean that the Council did not generate a capital receipt for the site. This would have a detrimental impact upon the Council's wider regeneration aims in relation to improving the quality of housing mix on offer across Middlesbrough and should only be considered if the bid did not give best consideration in terms of value and planning quality.

#### **ORDERED**

1. **That the selection of the bidder as the preferred developer of the Clairville Stadium site be approved; and**
2. **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 Executive Director of Neighbourhoods and Communities and the Director of Resources be authorised to agree the**

changes.

**REASONS**

**The decisions were 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.**

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**ANY OTHER ITEMS WHICH, IN THE OPINION OF THE CHAIR ARE CONSIDERED URGENT.**

No Items were discussed.

The decision(s) will come into force after five working days following the day the decision(s) were published unless the decision becomes subject to the call in procedures.