

**EXECUTIVE SUB-COMMITTEE FOR PROPERTY**

A meeting of the Executive Sub-Committee for Property was held on 17 June 2013.

**PRESENT:** Councillors C M Rooney, J Rostron and B Thompson

**OFFICIALS:** Michael Canavan and Sharron Brown

**APOLOGIES FOR ABSENCE:** Councillor D Budd, Councillor M Carr, Councillor N J Walker

13/57 **TO CONSIDER PASSING A RESOLUTION EXCLUDING THE PRESS AND PUBLIC FROM THE MEETING DURING CONSIDERATION OF THE FOLLOWING ITEM 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.**

The decision to exclude members of the press and public was approved.

13/58 **THE DISPOSAL OF BECK VIEW (LAND ADJACENT TO MIDDLESBROUGH TEACHING AND LEARNING CENTRE**

The Executive Director of Neighbourhoods and Communities submitted a report that gave an update on an offer received following the marketing of the Beck View Site.

The Beck View site was approximately 4.36ha in area and was situated adjacent to the Middlesbrough Teaching and Learning Centre (MTLC) off Cargo Fleet Lane. The site was bounded by Cargo Fleet Land to the east, to the north of the site was residential units, to the south allotments and to the west is Middle Beck and the Millennium Green. The development of the site, offers the opportunity to differentiate the housing product on offer in east Middlesbrough.

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. The site was marketed on a competitive tender basis for a period of 8 weeks on the NEPO procurement portal, there were also advertisements placed in the Estates Gazette.

The report outlined in detail, further information on:

- Offer Received;
- Assessment of the Bid; and
- Deductions from the Capital Receipt.

The report outlined in details that there were three options available.

**ORDERED**

1. **That the selection of the developer for the Beck View site set out in Option 1 of the report be approved; and**
2. **That any further revision of the terms of sale as a result of further investigations carried out by the purchasers and any planning requirements be agreed by the Executive Director of Neighbourhoods and Communities and the Director of Resources.**

**REASON**

The decision was supported by the following reason:

The offer received by the developer was the only offer received by the Council for the site. If the site was to be marketed again in 6 - 12 months there is no guarantee that the

**site would return any more offers or an offer of greater value. The development of this site would deliver a capital receipt to the Council and further financial incentives through increased Council Tax revenue and New Homes Bonus. The development of the site would also provide a major capital investment in the east Middlesbrough and provide a greater housing mix for the area.**

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.