



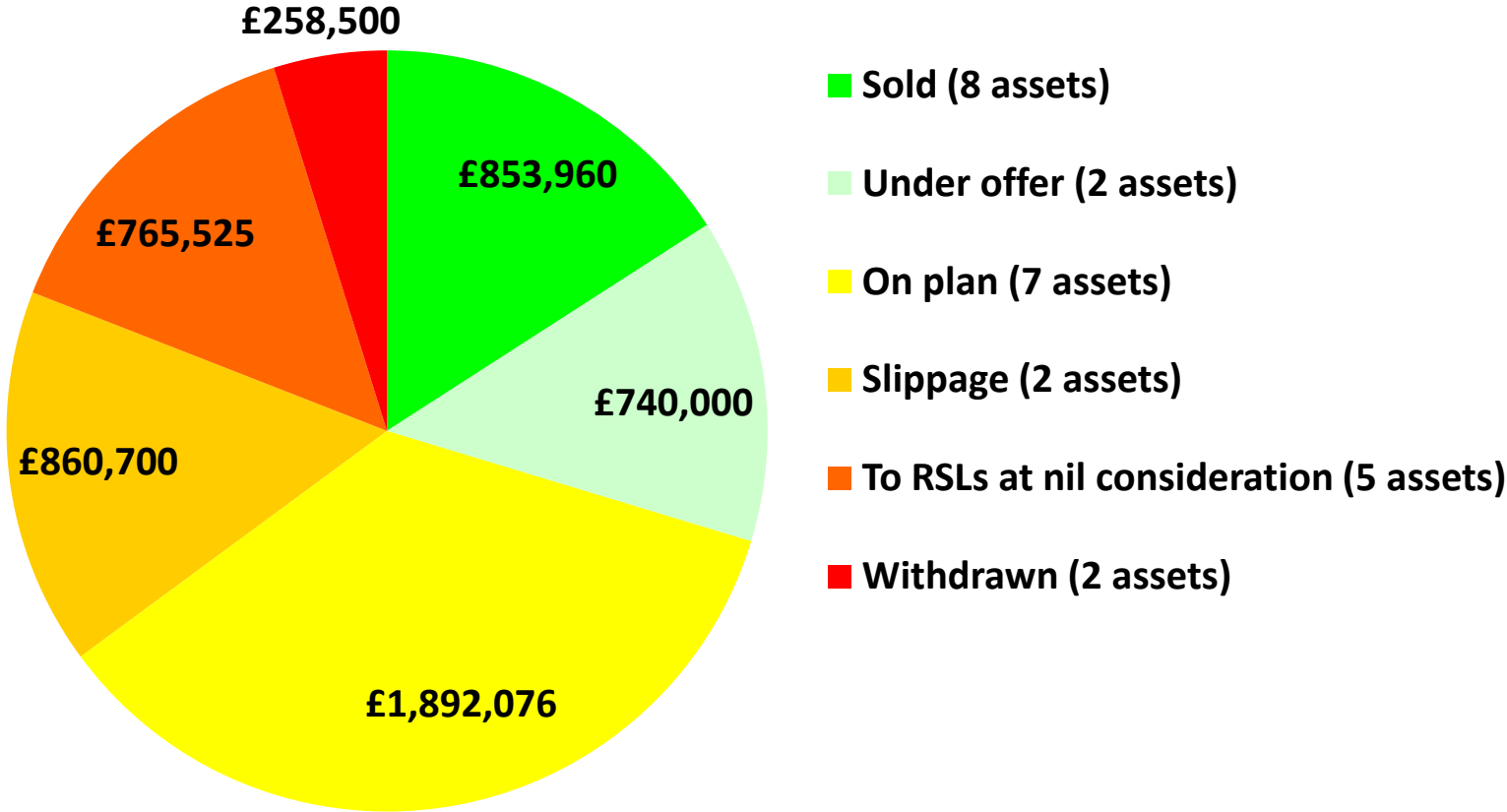
Non-Strategic Assets Review and Recommended Second Phase Disposals

Executive Sub-Committee for Property
29 July 2012

Background | Phase 1

- Phase 1 of NSAR was approved in April 2012.
- Small first phase of 25 sites to test market, including an : agricultural property, and some residential development sites, ground leases and industrial sites.
- Reserve prices proposed for each site, with a total anticipated return of £5.5m within 24 months, which would equate to a net improvement of £0.49m p.a. in revenue position.
- Residential development would have spin-off benefits of increasing the CTax base and New Homes Bonus.

Phase 1 | Update



Proposed Phase 2

- Would include 70 disposals across 12 wards, plus 2 to RSLs to be agreed at a later date and covers residential sites, ground leases, industrial properties, shops and commercial units, business centres, car parks and miscellaneous properties.
- As per Phase 1, reserve prices proposed for each site, with a total anticipated return of £5.3m within 24 months, which would equate to a net improvement of £0.53m p.a. in revenue position.
- Residential development would have spin-off benefits of increasing the CTax base and New Homes Bonus.

Residential sites

Proposed sales to private developers:

- West Side (Nunthorpe)
- Land at De Brus Park (Coulby Newham)
- Land at Hemlington Lane (Kader)
- Land at Cedarwood Glade (Stainton and Thornton)

Proposed disposals to RSLs at undervalue (subject to BC):

- Gainsborough Road / Lucerne Court (Ladgate)
- Barsford Road (Thorntree)

Ground leases

Site	Ward	Site	Ward
Russell St / Bright St	Middlehaven	Site H, Riverside Park	Middlehaven
Land at Wray Street / Stone Street	Middlehaven	Site K, Riverside Park	Middlehaven
Lampton St	Gresham	Site L, Riverside Park	Middlehaven
Cleveland Business Centre, Watson St / Russell St	Middlehaven	Site L1 North, Riverside Park	Middlehaven
Land at Cragg St / North Ormesby Rd	Middlehaven	Site L2 South, Riverside Park	Middlehaven
Land at Wray Street / North Ormesby Road	Middlehaven	Collingwood Court, Riverside Park	Middlehaven
7-17 North Road	Middlehaven	Cleveland Cables, Riverside Park	Middlehaven
Middlebeck Social Club, Homerton Road	Thorntree	Brighthouse Business Village, Riverside Park	Middlehaven
Park End Public House, Penistone Road	Park End	Former Car Park, Riverside Park Road	Middlehaven
Parkway Social Club, Dalby Way	Coulby Newham	South Bank Road National Tyre Services	North Ormesby and Brambles Farm
Site O Part, Parkway Centre (5 leases)	Coulby Newham	Land at Cargo Fleet Lane	North Ormesby and Brambles Farm
Brambles Farm Social Club, Millbrook Avenue	North Ormesby and Brambles Farm	Land at Cargo Fleet Lane	North Ormesby and Brambles Farm
Turford Avenue Social Club, Turford Avenue	North Ormesby and Brambles Farm	Sotherby Road Cleveland Youth Association	North Ormesby and Brambles Farm
The Thorntree Public House, The Greenway	Thorntree	Sotherby Road British Gas Depot	North Ormesby and Brambles Farm
Viking Hotel, Broughton Avenue	Ladgate	Cargo Fleet Lane Northern Electric Depot (2 leases)	North Ormesby and Brambles Farm
Amalgamated Social Club, Prescott Road	Beckfield	Land at Queensway / Sotherby Road	North Ormesby and Brambles Farm
Site 145/6, Riverside Park	Middlehaven	Land at South Bank Road	Middlehaven
Site F, Riverside Park (3 leases)	Middlehaven	The Smithy Public House	Middlehaven

Industrial properties

Packaged:

- Innes Street (Middlehaven)
- Howard and Lorne Street Workshops (Gresham)
- Carcut Industrial Estate (North Ormesby and Brambles Farm)

Individual sales:

- Tame and Brewsdale Rd (North Ormesby and Brambles Farm)

Other

Shops / commercial units:

- Hollowfield Square (Coulby Newham)

Business centres:

- Bramthorn Business Centre (Thorntree)

Car parks:

- Queensway

Miscellaneous:

- Land at Linthorpe Road
- 2-5 Langdon Square
- Woodhouse Coal Depot

Next steps

- Member briefing and communicating with all tenants.
- Pursue Phase 1 and 2 disposals, including relevant community consultation and briefings.
- Offers in excess of reserve prices to be agreed through delegated powers.
- Estates Strategy to be developed to identify how remaining portfolio can best support the Council's objectives (Autumn 2013).