

EXECUTIVE SUB-COMMITTEE FOR PROPERTY

A meeting of the Executive Sub-Committee for Property was held on 24 September 2013.

PRESENT: Councillors D Budd, C M Rooney, J Rostron and N J Walker

ALSO IN ATTENDANCE: Councillor J Sharrocks

OFFICIALS: David Velemir, Michael Canavan and Sharron Brown

APOLOGIES FOR ABSENCE: Councillor B Thompson and Councillor M Carr

13/70 **MINUTES OF THE MEETING HELD ON 20 AUGUST 2013**

That the minutes of the Executive Sub Committee for Property held on the 20 August 2013 were taken as read and signed by the Chair as a true record.

13/71 **COMMUNITY SERVICES REVIEW / COMMUNITY ASSET TRANSFER OF INTERNATIONAL CENTRE**

The Executive Director of Neighbourhoods and Communities submitted a report that outlined the salient points in the business case for the Community Asset Transfer of the International Community Centre to its Management Committee and sought approval for the transfer to proceed.

To promote community-led regeneration and to support an increasingly robust Voluntary, Community and Social Enterprise Sector (VCSE), the Council recognised the benefits of transferring surplus assets to community management.

To support increased community management of assets the Executive Sub-Committee for Property had approved a Community Asset Transfer (CAT) policy on 3 February 2012. The standard terms of CAT were for a 25-year lease, under which the tenant was responsible for all repairs, maintenance and running costs.

The report outlined information in further detail on the business case.

The report outlined that there were two options available:

1. Option 1 - Close and re-let the centre - not recommended. It would not be possible to let the centre quickly, or at all, and this would have meant that the building was standing empty for a period of time. It would then have become a target for anti-social behaviour. The closure of this facility would also have meant that a valuable resource for the community was lost.
2. Option 2 - Transfer the centre to Management Committee - recommended. This option represented good value for money, had local community support and would offer social, educational and leisure services to the local community.

The next stage, if approval to proceed was received was a 25-year lease for the transfer of the International Community Centre to the Management Committee, in line with the terms set out within the report, this would be agreed and be in place by the end of November 2013.

ORDERED

1. **That the transfer of International Community Centre to the Management Committee be approved.**

REASONS

The decision was supported by the following reason:

1. **To contribute to a robust VCSE sector and to maximise savings in relation to the Council's withdrawal of services from the International Community Centre. The retention of the facility for community usage would:**
 - **secure a valuable community facility for the Middlehaven and town centre area for the medium to long-term which has strong community support; and,b**
 - **be only a minimal cost the Council over three years; the Council would achieve long-term savings on running costs and maintenance.**

13/72

COMMUNITY SERVICES REVIEW / COMMUNITY ASSET TRANSFER OF CHARLBURY ROAD COMMUNITY CENTRE

The Executive Director of Neighbourhoods and Communities submitted a report that outlined the salient points in the business case for the Community Asset Transfer of the Charlbury Road Community Centre to the Management Committee and sought approval for the transfer to proceed.

To promote community-led regeneration and to support an increasingly robust Voluntary, Community and Social Enterprise Sector (VCSE), the Council recognised the benefits of transferring surplus assets to community management.

To support increased community management of assets the Executive Sub-Committee for Property had approved a Community Asset Transfer (CAT) policy on 3 February 2012. The standard terms of CAT were for a 25-year lease, under which the tenant was responsible for all repairs, maintenance and running costs.

The report outlined in further detail information on the business case.

The report outlined that there were two options available:

1. **Option 1: Close and re-let the centre - not recommended.** It would not have been possible to let the centre quickly, or at all, and this would have meant the building stood empty for a period of time. It would then have become a target for anti-social behaviour. This would also have left the Children's Centre part of the building that was used by Sure Start isolated and vulnerable to any potential vandalism. The closure of this facility would also have meant that a valuable resource for the community was lost.
2. **Option 2: Transfer the centre to Management Committee - recommended.** This option represented good value for money, had local community support and offered social, educational and leisure services to the local community.

The Next stage if approval to proceed was received was a 25-year lease for the transfer of the Charlbury Road Community Centre to the Management Committee, in line with the terms set out within the report, this would be agreed and estimated to be in place by the end of November 2013.

During the meeting Councillor C Rooney requested that his gratitude be forwarded onto the Management Committee for working closely with the Council.

ORDERED

1. **That the transfer of Charlbury Road Community Centre to the Management Committee be approved.**

REASON

The decision was supported by the following reason:

1. **To contribute to a robust VCSE sector and to maximise savings in relation to**

the Council's withdrawal of services from the Charlbury Road Community Centre. The retention of the facility for community usage would:

- **secure a valuable community facility for the Pallister Ward and surrounding area for the medium to long-term which has strong community support; and,**
- **be only a minimal cost the Council over three years; the Council would achieve long-term savings on running costs of the building and maintenance.**

13/73 **SUNNINGDALE MENTAL HEALTH CARE HOME, 11A SUNNINGDALE ROAD, MIDDLESBROUGH TS4 3JA - PROPOSED FREEHOLD SALE**

The Executive Director of Neighbourhoods and Communities submitted a report that outlined the proposal to dispose of the Council's freehold interest in Sunningdale Mental Health Care Home, and sought approval to proceed with the sale of the premises in accordance with the report's recommendations.

The property shown edged red on the plan attached, situated midway along Sunningdale Road comprised of a purpose built Mental Health Care Home facility that was no longer required for operational purposes by the Council.

The Council proposed to offer the property for sale at Auction on 27th September 2013, having commenced the formal marketing of the property in local, national and digital media on 24th July 2013. The property had been marketed at a guide price of £350,000 and would be offered for sale at the Auction with a reserve price of £400,000 plus fees.

No other Council use had been identified for the property.

The report outlined that there were two options available:

1. Option 1: To reuse the premises for another purpose. No Council operational requirement had been identified. Not Recommended
2. Option 2: To proceed with the sale of the premises in accordance with the recommendations made within the report. Recommended, to meet the Council's requirement to generate capital receipts.

During the meeting Councillor N Walker asked that both the Ward Councillors were updated.

ORDERED

1. **That the sale of this property at Auction if the price exceeds the reserve sum of £400,000 plus fees be approved.**

REASON

The decision is supported by the following reason:

This will result in the disposal of surplus property in return for a capital receipt to the Council and assist in the regeneration of the area.

13/74 **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.**

That the decision to exclude all members of the press and public was agreed.

13/75 **3 PARK ROAD SOUTH, MIDDLESBROUGH TS4 6LD - PROPOSED FREEHOLD SALE**

The Executive Director of Neighbourhoods and Communities submitted a report that gave an

update on the tenders that had been received for the Council's freehold interest in 3 Park Road South and sought approval for the sale of the premises in accordance with the report's recommendations.

The property shown on the plan attached to the report was situated between Linthorpe Road and Albert Park. The property comprised of a Club House and premises formerly used by the Middlesbrough Deaf Society prior to their relocation to North Ormesby.

The property was no longer required for operational purposes by the Council and had stood vacant for a period of two months. It was marketed in the local, national and digital media for a period of 6 weeks, from 22 July to the 4 September 2013.

Informal tenders were invited for the Council's freehold interest in the property as a single lot. The report outlined in detail that there were two offers received by the closing date.

The report outlined that there were three options available:

1. Option 1: To reuse the premises for another purpose. No Council Operational requirements had been identified.
2. Option 2: To offer a leasehold interest in the premises on the open market. The second placed bidder had approached the Council on that basis, with a proposal to lease the building in the short term and potentially purchase the building in the long term. Given the Council's intention to dispose of the freehold, this proposal did not run in accordance with the requirements of the tender documentation as issued and therefore could only be viewed as a fall back option if the highest bidder withdrew from the process for any reason.
3. Option 3: Proceed with the sale of the premises in accordance with the recommendations made within the report. Having met the Council's requirement to generate capital receipts.

The Deputy Mayor indicated in the meeting that if the recommended disposal of the premises did not proceed, the subsequent decision was to revert back to the Executive Sub Committee for Property Panel.

ORDERED

1. **That the sale of the property to Mssrs J & T Atha for the sum of £365,000 plus fees be approved; and**
2. **That if the recommended disposal of the premises did not proceed, the subsequent decision on how to proceed on how to take the matter forward should be referred to the Executive Sub Committee for Property Panel for approval.**

REASON

The decisions were supported by the following reason:

This will result in the disposal of surplus property in return for a capital receipt to the Council and assist in the regeneration of the area.

The decisions will come into force after five working days following the day the decisions were published unless the decision becomes subject to the call in procedures, except for agenda items 6 and 8 which will come into force with immediate effect and are not subject to scrutiny call-in procedures.