

EXECUTIVE SUB-COMMITTEE FOR PROPERTY

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

PRESENT: Councillors D Budd (Chair), M Carr, C M Rooney, B Thompson and N J Walker

OFFICIALS: Andrew Cain, David Velemire and Sharron Brown

APOLOGIES FOR ABSENCE: Councillor J Rostron

13/83 **MINUTES OF THE MEETING HELD ON 2 DECEMBER 2013**

That the minutes of the Executive Sub Committee for Property held on the 2 December 2013 were taken as read and signed by the Chair as a true record.

13/84 **BRINGING EMPTY PROPERTIES BACK INTO USE AS AFFORDABLE HOUSING**

The Executive Director of Neighbourhoods and Communities submitted a report that previously on the 29th July, the Executive Sub Committee for Property had approved four Council-owned properties within Gresham which were to be leased to the Middlesbrough Community Land Trust (CLT) for a period of 5 years at nil consideration and brought back into use as affordable housing using Government funding available to community groups for empty homes.

Further to this decision, an issue had arisen regarding the Government funding. The purpose of this report was to set out a proposal to resolve the funding issue and facilitate the leases as originally approved.

It had transpired that CLT did not caveat its original bid for Government empty homes funding as recommended by the Council, that was, that any lease would be for 5 years. The submitted bid assumed a 30-year lease period.

Although the CLT board had accepted the 5 year term as approved by the committee, the funding body, Tribal (acting on behalf of the Homes and Communities Agency), had indicated that without a guarantee that the four properties would be available as affordable housing for 30 years, investment could not be approved.

The report outlined in further detail, that there were two options available:

- Option 1 - 5-year lease to CLT with 30-year affordable housing commitment; and
- Option 2 - Council refurbishment.

ORDERED

That 132 Princes Road, 219 & 239 Union Street and 6 Enfield Street be available for 30-years as affordable housing, be agreed.

REASON

That the decision was supported by the following reason:

The commitment will ensure Middlesbrough Community Land Trust (CLT) is in a position to draw down empty homes funding to bring these properties back into use.

13/85 **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.

13/86 **11A SUNNINGDALE ROAD, MIDDLESBROUGH, TS4 3JA - PROPOSED FREEHOLD SALE**

The Executive Director of Neighbourhoods and Communities submitted a report that gave an update on 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 report outlined in detail that there were three options available:

1. Option 1: To reuse the premises for another purpose;
2. Option 2: To offer a leasehold interest in the premises on the open market; and
3. Option 3: To proceed with the sale of the premises in accordance with the recommendations made within the report.

ORDERED

1. **That the sale of the property to Mr Mark Finnegan for the sum of £300,000 plus fees be approved; and**
2. **That if the recommended freehold disposal of the premises does not progress, the subsequent decision as to how to proceed should be delegated to the Executive Director for Neighbourhoods and Communities, following consultation with the Director of Resources and upon consideration of further recommendations, be agreed.**

REASON

That 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.