

EXECUTIVE SUB-COMMITTEE FOR PROPERTY

A meeting of the Executive Sub-Committee for Property was held on 5 March 2014.

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

PRESENT AS OBSERVERS: Councillor J Brunton,

ALSO IN ATTENDANCE: Representative from the Evening Gazette

OFFICIALS: Michael Canavan, Luke Henman and Sharron Brown

APOLOGIES FOR ABSENCE: Councillor J Rostron

13/93 **MINUTES OF THE MEETING HELD ON 17 JANUARY 2014**

That the minutes of the Executive Sub Committee for Property held on the 17 January 2014 were taken as read and signed by the chair as a true record.

13/94 **MINUTES OF THE MEETING HELD ON 29 JANUARY 2014**

That the minutes of the Executive Sub Committee for Property held on the 29 January 2014 were taken as read and signed by the chair as a true record.

13/95 **NON-STRATEGIC ASSETS REVIEW (NSAR) – PHASE 2 RESIDENTIAL SITES CONSULTATIONS**

The Executive Director of Neighbourhoods and Communities submitted a report that provided an update on four of the NSAR Phase 2 residential site community consultations and made recommendations for their disposal.

The Change Programme outlined how the Council would be reshaped to address the major cuts to public sector funding imposed by the Government. It was estimated that the Council would be required to make approximately £73 million pounds worth of cuts over a three year period, which had seen major reductions in service provisions, staffing levels and non-core assets.

Information on the following was outlined in further detail within the report:

- Background;
- Consultations;
- Hemlington Lane;
- De Brus Park;
- Barsford Road; and
- Cedarwood Glade.

The report outlined that there were two options available:

1. Option 1 - Do not dispose of the land. This option would have meant that the land was retained and would have continued to be used in its current form. This would not have delivered a capital receipt to the Council or contributed towards the Council's supply of housing. The Council would also have been liable for the continued maintenance of the land.
2. Option 2 - Dispose of the land. This option would have assisted the Council's wider regeneration aims through the delivery of high quality new housing in the town. The sale of the sites would have delivered a capital receipt which would have been used to reduce the Council's borrowing. There would have been further financial benefits through an increased Council Tax base, New Homes Bonus and a small reduction in the Council's landscape and maintenance costs.

ORDERED

1. **that, the decision to dispose of the land at De Brus Park, Hemlington Lane and Cedarwood Glade for the development of private sale homes stands as approved on the 29th July 2013 subject to planning approval be approved; and,**
2. **the decision to dispose of Barsford Road, be delayed until the development at Thorntree Library and surrounding open space has been completed and the impact on the amenity of the area can be assessed.**

REASON

The decision was supported by the following reason:

This would assist in the delivery of the Council's wider regenerations aims through the development of high quality new private and extra care/affordable housing in the town. The disposal of the sites will also deliver a capital receipt to the Council which would be used by the Council to repay or avoid capital borrowing and so improve the Council's revenue position by avoiding interest payments.

13/96

COMMUNITY ASSET TRANSFER (CAT) OF LINGFIELD FARM COMMUNITY CENTRE AND SURROUNDING OPEN SPACE

The Executive Director of Neighbourhoods and Communities submitted a report that gave an update on the current position of Lingfield Farm and the progress that was being made towards the CAT of the Countryside Centre building and adjacent open space.

Lingfield Farm and the surrounding land was 7.75ha (18.67 acres) in size and was situated within Coulby Newham in south Middlesbrough. It had not been an agricultural concern for some time, but retained a farm building and extensions that were last used as the Lingfield Countryside Centre (2000-2010).

The report out in detail further information on the background, as well as:

- Coulby Newham Public Open Space;
- Community Interest;
- Achieving 2 Year Olds Project; and
- Moving Forward.

The report outlined that there were two options available:

1. Option 1 - Grant a 12 month rolling licence to occupy / lease to the SCRA prior to CAT - this would mean that the facility was immediately available to the community, providing a valuable resource to the residents of Coulby Newham. This option would be cost neutral to the Council, as the SCRA would assume full responsibility for the running and maintenance costs of the building.
2. Option 2 - Do not grant a 12 month licence to occupy / lease to SCRA - the facility would remain closed and unavailable to the community until a CAT could be progressed. The Council was responsible for the maintenance and security of the building, this would continue until a full CAT could be granted.

ORDERED

1. **That SCRA submit a business case with a view to agreeing a rolling 12 month licence to occupy/lease for the Lingfield Farm site, until the CAT can be progressed, be approved and the information within the report be considered.**

REASON

The decision was supported by the following reason:

1. **This would support the VCSE and enable a valuable resource to be brought**

back into use in the Coulby Newham area which is well supported by local residents and Councillors.

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.