

EXECUTIVE SUB-COMMITTEE FOR PROPERTY

A meeting of the Executive Sub-Committee for Property was held on 19 May 2014.

PRESENT: Councillors D Budd (Chair), T Harvey, C M Rooney and J Rostron

ALSO IN ATTENDANCE: Councillor P Cox.

OFFICIALS: Martin Harvey, Charlotte Considine, Michael Canavan, Andrew Pain and Sharron Brown

APOLOGIES FOR ABSENCE: Councillor M Carr, Councillor J Sharrocks

14/101 **MINUTES OF THE MEETING HELD ON 10 APRIL 2014**

That the minutes of the Executive Sub Committee for Property held on the 10th April 2014 were taken as read and signed by the chair as a true record.

14/102 **THE FUTURE OF NETHERFIELDS COMMUNITY CENTRE**

The Executive Director of Neighbourhoods and Communities submitted a report that recommended transferring Netherfields Community Centre to Priory Woods School.

Netherfields Community Centre was identified as being surplus to Council requirements under the Council's Community Buildings Review, 2011/12, and was identified as a cost rationalisation as part of the 2013/14 Budget endorsed by the Council. As a result, alternative options for the future of the building had been considered, including community asset transfer (CAT).

An approach had subsequently been received from Priory Woods School to utilise the centre as an extension to their existing facilities to enable an increased intake of pupils.

The next steps if approved, the school would require immediate access to the Netherfields Community Centre to begin the necessary renovations to ensure the building was available for September 2014. The timescales were tight but it was believed that it was deliverable. Discussions would continue with the community to facilitate community use, and if any current community users could not be accommodated within the building, assistance with relocation to a nearby alternative community facility would be provided.

In line with Government guidance, the school was required to undertake a statutory consultation over the enlargement of the school and the use of the community centre as additional space. This process had begun.

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

1. Option 1 - Do not approve the use of Netherfield Community Centre to facilitate an extension to Priory Woods School.
2. Option 2 - Approve the use of the Netherfield Community Centre to facilitate an extension to Priory Woods School (Preferred Option).

During the meeting Councillor Peter Cox expressed his concern and requested that Option 1 outlined within the report be approved by the Panel.

ORDERED

1. **That the use of Netherfields Community Centre to facilitate an extension to Priory Woods School be approved; and**
2. **That Priory Woods School is encouraged to work with the local community to accommodate their aspirations wherever possible.**

REASON

The decisions were supported by the following reason:

This would provide the building with an appropriate use, and a sustainable future, as well as helping to ensure that there are sufficient places for children to attend Priory Woods from September 2014. The opportunity to potentially accommodate community activity within the wider facility, would also mitigate the loss of some of the existing provision.

14/103 **TO CONSIDER PASSING THE RESOLUTION EXCLUDING THE PRESS AND PUBLIC FROM THE MEETING DURING CONSIDERATION OF THE FOLLOWING ITEM OF BUSINESS ON THE GROUNDS THAT, IT PRESENT, THERE WOULD BE A DISCLOSURE OF EXEMPT INFORMATION FALLING WITHIN PARAGRAPHS 1 AND 2 OF SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT 1972.**

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

14/104 **DISPOSAL OF CAPTAIN COOK PUBLIC HOUSE**

The Executive Director of Neighbourhoods and Communities submitted a report that gave an update of the interest in the vacant Captain Cook Public House, Middlehaven, and sought approval to commence the disposal process.

The Captain Cook Public House, dated from 1893 and Grade II listed was in a prominent position in Middlehaven; on the main thoroughfare between the town centre and Transporter Bridge. A great deal had already been achieved in Middlehaven and it had attracted circa £150m of investment to date.

Middlesbrough Council had recently been approached by several parties interested in bringing the Captain Cook Public House back into use. This, coupled with the new park, presented an ideal opportunity to test the market.

The report outlined in detail further information on the proposals, next steps and the disposal process.

The report outlined that there was two options available:

1. Option 1 - Retain ownership of the property.
2. Option 2 - Dispose of the property (Preferred Option).

ORDERED

1. **That the disposal process to find an appropriate tenant for the building be approved.**

REASON

The decision was supported by the following reason:

It is crucial that the Council finds a use for the Captain Cook Public House that is appropriate to its listed status and position on the Middlehaven site. The building requires significant investment to bring it back into use, and left vacant, will only be subject to further vandalism and deterioration.

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.