

**EXECUTIVE SUB-COMMITTEE FOR PROPERTY**

A meeting of the Executive Sub-Committee for Property was held on 9 September 2014.

**PRESENT:** Councillors D Budd, M Carr, T Harvey, C M Rooney and J Rostron

**ALSO IN ATTENDANCE:** Councillor J Brunton and a representative of the Evening Gazette.

**OFFICIALS:** Michael Canavan, Andrew Pain, and Sharron Brown

**APOLOGIES FOR ABSENCE:** Councillor J Sharrocks

**DECLARATIONS OF INTERESTS**

<b>Name of Member</b>	<b>Type of Interest</b>	<b>Item/Nature of Interest</b>
Councillor Janice Brunton	Non Pecuniary	Community Services Review - 2-5 Langdon Square - Boulby Newham Baptist Church. Trustee of the Langdon Square Community Centre

14/11 **MINUTES - EXECUTIVE SUB-COMMITTEE FOR PROPERTY - 21 JULY 2014**

That the minutes of the last Executive Sub Committee for Property Panel meeting held on the 21 July 2014 were taken as read and signed off by the Chair as a true copy.

14/12 **COMMUNITY SERVICES REVIEW - LINTHORPE CEMETERY LODGE – GROUNDWORK NORTH EAST AND CUMBRIA (GROUNDWORK)**

The Executive Director of Economic Development and Communities submitted a report that sought approval of the Community Asset Transfer of Linthorpe Cemetery Lodge to Groundwork business case and for the transfer to proceed.

In promoting community-led regeneration to support an increasingly robust Voluntary, Community and Social Enterprise Sector (VCSE), the Council recognised the benefits of transferring surplus assets to community management. Such transfers had a number of benefits for both the Council and Voluntary Sector Organisations (VSO). The Council would save in the long term by increased value for money through sharing costs, increased usage and levered investment. For VSO such transfers provided increased financial security, promoted growth, increased capacity and sustainability and the potential for increased investment, in terms of potential bank borrowing and external funding.

Linthorpe Cemetery Lodge had provided a base for Groundwork for 14 years. The building was the Tees Valley HQ for Groundwork, which supported 19 jobs within the town. Throughout the years Groundwork had undertaken significant investment in the building to ensure that it was suitable for their requirements and also contributed towards improvements to the wider landscape of the cemetery.

If approved, a 25 year lease for the transfer of Linthorpe Cemetery Lodge, in line with the terms set out within the report, would be agreed and estimated to be in place by the end of December 2014.

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

1. Do not proceed with the asset transfer - continue with current lease arrangements.
2. Transfer the building to Groundwork. This was the recommended option.

**ORDERED**

**That the transfer of Linthorpe Cemetery Lodge to Groundwork on a 25 year peppercorn**

lease be approved.

**REASON**

**The decision was supported by the following reason:**

**To contribute to a robust Voluntary Community and Social Enterprise sector and to ensure the continuation of a valuable service to the residents of Middlesbrough.**

14/13

**COMMUNITY SERVICES REVIEW - 2-5 LANGDON SQUARE – COULBY NEWHAM BAPTIST CHURCH**

The Executive Director of Economic Development and Communities submitted a report that sought approval of the Community Asset Transfer of 2-5 Langdon Square to Coulby Newham Baptist Church business case and for the transfer to proceed.

Coulby Newham Baptist Church was a community church was ran by local people who sought to make a difference in their locality. They had been working as an asset to Coulby Newham and the wider Middlesbrough area for 25 years, with a congregation of over 70 members from the Coulby Newham, Ladgate, Marton and Hemlington wards. The Church had been operating out of 2-5 Langdon Square for 16 years on various short term leases. Throughout this time the Church had been responsible for the internal and external management of the building.

A valuable service was provided by the Church to the residents of Middlesbrough of top of faith activities which were free to the end users.

The granting of a 25 year lease would allow the Church to access capital funding to make improvements to the building. This would allow them to further develop the services they provided to the Coulby Newham area.

The report outlined that there were two options available:

1. Do not proceed with the asset transfer - continue with current lease arrangements
2. Transfer the building to Coulby Newham Baptist Church. This was the preferred recommendation.

**ORDERED**

**That the transfer of 2-5 Langdon Square to Coulby Newham Baptist Church on a 25 year peppercorn lease be approved.**

**REASON**

**The decision was supported by the following reason:**

**To contribute to a robust Voluntary Community and Social Enterprise sector and to ensure the continuation of a valuable service to the residents of Coulby Newham and the surround areas.**

The decisions will come into force after five working days following the day the decisions were published unless a decision becomes subject to the call in procedures.