

EXECUTIVE SUB-COMMITTEE FOR PROPERTY

A meeting of the Executive Sub-Committee for Property was held on 26 January 2015.

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

OFFICIALS: David Velemir, David Marjoram, Michael Canavan and Sharron Brown

14/25 **MINUTES OF THE EXECUTIVE SUB COMMITTEE FOR PROPERTY HELD ON THE 26 NOVEMBER 2014**

That the minutes of the Executive Sub Committee for Property held on the 26 November 2014 were taken as read and signed off by the Chair as a true record.

14/26 **MINUTES OF THE EXECUTIVE SUB COMMITTEE FOR PROPERTY HELD ON THE 2 DECEMBER 2014.**

That the minutes of the Executive Sub Committee for Property held on the 2 December 2014 were taken as read and signed off by the Chair as a true record.

14/27 **TO CONSIDER PASSING THE RESOLUTION EXCLUDING THE PRESS AND THE PUBLIC FROM THE MEETING DURING CONSIDERATION OF THE FOLLOWING ITEMS 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 the public was agreed.

14/28 **LAND AT ACKLAM ROAD, MIDDLESBROUGH TS5 4LY - PROPOSED FREEHOLD SALE**

The Executive Director, Commercial and Corporate Services submitted a report that sought the views of the Executive Sub Committee for Property Panel on the proposal to dispose of the Council's freehold interest in the Parcel of Land at Acklam Road and sought approval to proceed with the sale of the site in accordance with the recommendations in the report.

The report outlined in further detail the background history of the land at Acklam Road and highlighted that there were three options available:

1. Option 1 - To re-use the land for another purpose. No other Council operational requirement has been identified;
2. Option 2 - To proceed with the sale of the land in accordance with the recommendations made within the report. To meet the Council's requirement to generate capital receipts and facilitate the delivery of an additional community focussed facility within the locality; and
3. Option 3 - Do Nothing. The parcel of land would continue to be held as informal open space. Whilst a small number of adjoining neighbours may derive benefit from maintaining such a status quo, the residents of the wider Ayresome Ward area would however be denied access to the new and improved community focussed facility.

ORDERED

1. **That the sale of the land to the preferred developer at the cost outlined within the report be approved by Executive Sub Committee for Property;**
2. **That an update on the progress be brought back to a future Executive Sub Committee for Property Panel; and**
3. **That if the sale of the land did not proceed in accordance with the above recommendation, the subsequent decision on how to proceed with the disposal, in consultation with the Executive Director, Economic Development and Communities be delegated to the Executive Director, Commercial and Corporate Services.**

REASON

The decisions were supported by the following reason:

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

14/29

LAND AT LUCERNE COURT, MIDDLESBROUGH TS7 8ST - PROPOSED FREEHOLD SALE

The Executive Director, Commercial and Corporate Services submitted a report that sought the views of the Executive Sub Committee for Property Panel on the proposal to dispose of the Council's freehold interest in the parcel of land at Lucerne Court, for the purpose of retail development, and sought approval to proceed with the sale of the site in accordance with the recommendations of the report.

The report outlined in further detail the background history of the land at Lucerne Court and highlighted that there were three options available:

1. Option 1 - To re-use the premises for another purpose. No Council operational requirement had been identified;
2. Option 2 - To proceed with the sale of the premises in accordance with the recommendations made within the report. To meet the Council's requirement to generate capital receipts and facilitate the delivery of an additional community focussed facility within the locality; and
3. Option 3 - Do Nothing. The parcel of land would continue to be held as informal open space. Whilst a small number of adjoining neighbours may derive any benefit from maintaining such a status quo, the residents of the wider Marton Manor estate would however be denied access to a new and improved community focussed facility.

ORDERED

1. **That the sale of the land to the preferred developer at the costs outlined within the report be approved by Executive Sub Committee for Property;**
2. **That the outcome of the proposed public consultation exercise on the Purchaser's draft development proposals be reported back to the Executive Sub Committee for Property Panel before approval of the proposed sale was given; and**
3. **That if the sale of the land did not proceed in accordance with the above recommendations, the subsequent decision on how to proceed with the disposal, in consultation with the Executive Director, Economic Development and Communities be delegated to the Executive Director, Commercial and Corporate Services.**

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 and enhancement of the local area.

14/30

DISPOSAL OF DE BRUS PARK - RESIDENTIAL DEVELOPMENT - NEXT STEPS

The Executive Director, Economic Development and Communities submitted a report that sought approval on the disposal process and Development Guidance for the marketing and sale of De Brus Park, Marton.

The report outlined in further detail the background history of De Brus Park and highlighted that there were two options available:

1. Option 1 - Dispose of the plots on a one stage process based 100% on price. This option would mean that the Council maximised the capital receipt for the site, however, there was no certainty that a suitable scheme would have come forward in planning terms. The sale of the plots would only be concluded upon the granting of a detailed planning permission, an initial poor design would have seen a more lengthier timeframe in obtaining planning permission and the conclusion of the sale of the plot.
2. Option 2 (Preferred) - Dispose of the plots of a two stage process, based 100% on price, with the requirement to submit an outline plan of the proposed dwelling. This option would have allowed the Council to maximise the capital receipt on the site, and ensure that a high quality dwelling that would be in principal suitable in planning terms came forward for the plots. This meant that the development was in keeping with the existing dwellings at De Brus Park and would see the completion of the sale being agreed within the set timeframe.

ORDERED

1. **That the disposal process and Development Guidance for the marketing and sale of De Brus Park, Marton, as set out within the report be approved; and,**
2. **That the acceptance of individual bids be delegated to the Executive Director of Economic Development and Communities and Executive Director of Commercial and Corporate Services.**

REASON

The decisions were supported by the following reason:

This would assist in the delivery of the Council's wider regenerations aims through the development of high quality executive homes in the town. The disposal of the plots will also deliver a capital receipt to the Council.

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.