

# MIDDLESBROUGH COUNCIL

## **EXECUTIVE SUB-COMMITTEE FOR PROPERTY**

### PROPOSED SALE OF BUILDING AND SURROUNDING LAND AT NUNTHORPE HALL FARM, NUNTHORPE, MIDDLESBROUGH

#### PART A

**Executive Member for Regeneration: Councillor Charles Rooney**

**Executive Director of Commercial and Corporate Services: Tony Parkinson**

**Date: 13<sup>th</sup> of July 2016**

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#### **PURPOSE OF THE REPORT**

1. The purpose of this report is to obtain approval from Executive for the terms of the proposed sale of Buildings and Surrounding Land at Nunthorpe Hall Farm, Nunthorpe, Middlesbrough.

#### **SUMMARY OF RECOMMENDATIONS**

2. To recommend the agreed sale as set out in Part B of this report, with a view to instructing Legal Services to proceed with the sale to the agreed purchaser.

#### **IF THIS IS A KEY DECISION WHICH KEY DECISION TEST APPLIES?**

It is over the financial threshold (£150,000)

It has a significant impact on 2 or more wards

Non Key

#### **DECISION IMPLEMENTATION DEADLINE**

3. For the purposes of the scrutiny call in procedure this report is

Non-urgent

Urgent report

## **BACKGROUND AND EXTERNAL CONSULTATION**

4. The disposal of the asset was identified under the “Non-Strategic Asset Review” this formed part of the Councils Change Programme.
5. Nunthorpe Hall Farm is a tenanted farm in the Council’s ownership. The Council sold approximately 208 acres to the tenant in 2014 to enable him to relocate his farmstead onto this land and free up his current farm for redevelopment.
6. The existing tenant farmer was granted a temporary licence to occupy his existing farm until his new facility is constructed with a long stop date to vacate of November 2016.
7. The farm building and associated land together with the West Side Workshop (see Appendix B) was marketed in the summer of 2015. Though we received a number of offers for the West Side Workshop no offers were forthcoming on the farm buildings and associated land.
8. However an interested party continued to have discussions with the Council and to that end an acceptable offer has been received as set out in Part B of the report.
9. Prior to marketing taking place, a consultation process was undertaken with residents of the area, to gain their views on the proposals. Residents will also have an opportunity to comment on any subsequent planning application. The expectations are that, once sold, the new owners will convert the existing property to residential use together with the construction of 5 new dwellings in the surrounding grounds.
10. The property stands in a conservation area. This places a duty on the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area when determining planning applications. The property is not listed, but it is included on the local list that Middlesbrough Council prepares of buildings of special local architectural or historic interest.
11. Detailed discussions have taken place with the Council’s Conservation Officer in respect of the proposal put forward by the developer.
12. Two public rights of way have been identified across the site, one of which will be retained and the other diverted around the north boundary of the site.

## **IMPACT ASSESSMENT (IA)**

13. As part of the development of the recommendations, an Impact Assessment was completed. The assessment found that there would be no adverse impact on a group or groups because they held characteristic. The completed IA is appended to this report at Appendix A.

## **OPTION APPRAISAL/RISK ASSESSMENT**

### **14. Option 1-**

Dispose of the site to the party that the Council identifies as the preferred purchaser. The property was identified for disposal as part of the Non-Strategic Asset Review (NSAR).

### **15. Option 2 -**

Remarket the site in the hope of receiving a higher bid.  
However extensive marketing throughout last summer failed to achieve a single bid.

## **FINANCIAL, LEGAL AND WARD IMPLICATIONS**

### **Financial**

16. The sale of Buildings and Surrounding Land at Nunthorpe Hall Farm will produce a significant capital receipt for the Council.

### **Ward Implications**

17. The conversion of the farm buildings together with the construction of 5 detached new dwellings in the grounds will provide high quality dwellings within the Village of Nunthorpe.
18. The disposal of the of the site will be subject to the grant of detailed planning permission for the development.

### **Legal Implications**

19. The contract exchange and completion of the sale will be concluded following the normal legal conveyancing procedures.

## **RECOMMENDATIONS**

20. That Executive approves:

The sale of Buildings and Surrounding Land at Nunthorpe Hall Farm to the preferred purchaser.

## **REASON**

21. The property was identified as a surplus asset under the Non-Strategic Asset Review and was earmarked as a potential capital receipt.
22. Extensive marketing was undertaken both locally and nationally and though a numbers of offers were received for the West Side workshops no offers were received for this site.

## **BACKGROUND PAPERS**

No background papers were used in the preparation of this report

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**Appendix A - Impact Assessment Level 1: Initial screening assessment**

<b>Subject of assessment:</b>	Disposal of Building and Surrounding Land at Nunthorpe Hall Farm, Nunthorpe, Middlesbrough			
<b>Coverage:</b>	Specific to the disposal of the above site.			
<b>This is a decision relating to:</b>	<input type="checkbox"/> <b>Strategy</b>	<input type="checkbox"/> <b>Policy</b>	<input type="checkbox"/> <b>Service</b>	<input type="checkbox"/> <b>Function</b>
	<input type="checkbox"/> <b>Process/procedure</b>	<input type="checkbox"/> <b>Programme</b>	<input type="checkbox"/> <b>Project</b>	<input type="checkbox"/> <b>Review</b>
	<input type="checkbox"/> <b>Organisational change</b>	<input type="checkbox"/> <b>Other (please state)</b>		
<b>It is a:</b>	<b>New approach:</b>	<input checked="" type="checkbox"/>	<b>Revision of an existing approach:</b>	<input checked="" type="checkbox"/>
<b>It is driven by:</b>	<b>Legislation:</b>	<input type="checkbox"/>	<b>Local or corporate requirements:</b>	<input checked="" type="checkbox"/>
<b>Description:</b>	<p>The key aims of the policy are to dispose of the property of Building and Surrounding Land at Nunthorpe Hall Farm, Nunthorpe, and Middlesbrough. The proposal is to ensure a high quality development and at the same time maximise the capital receipt from the sale. Internally, the Council will benefit from the capital receipt. Externally, the beneficiaries will be the initial and future occupiers of the dwellings that will be created.</p> <p>The outcome required from the policy is the disposal of the property, most likely for conversion to residential se, together with 5 new self-contained dwellings.</p> <p>There are no statutory drivers in respect of the policy.</p>			
<b>Live date:</b>	The sale will be completed as soon as the preferred bidder is approved and planning permission has been obtained.			
<b>Lifespan:</b>	The sale of this land is a "one off" event.			
<b>Date of next review:</b>	No review should be necessary, if, however, the site does not proceed and a further marketing exercise is required, then a review will be undertaken.			

Screening questions	Response			Evidence
	No	Yes	Uncertain	
<b>Human Rights</b> Could the decision impact negatively on individual Human Rights as enshrined in UK legislation?*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The transaction for which approval is sought will only lead to the sale of the property by the Council. Actual development of the site will only be possible on receipt of planning permission, which follows a process that complies with Human Rights Legislation. The redevelopment of the site will affect the existing occupiers, but only in a way that aligns with Current Land & Tenant Legislation.
<b>Equality</b> Could the decision result in adverse differential impacts on groups or individuals with characteristics protected in UK equality law? Could the decision impact differently on other commonly disadvantaged groups?*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The conversion of the property to housing use and creation of new dwelling houses, which this site will lead to, will only impact on people who live in the immediate area, and there will be no differential impact across different groups or individuals with particular characteristics.  The development will require planning permission. The planning process implements the requirements of the Equality Act, which requires disabled access available to new dwellings.
<b>Community cohesion</b> Could the decision impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town?*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The conversion of the property to housing use and creation of 5 new dwellings, which this sale will lead to, will only impact on people who live within the immediate area, and there will be nil impact on community cohesion.
<b>Middlesbrough 2020 – Our Vision</b> Could the decision impact negatively on the achievement of the vision for Middlesbrough?*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed sale is part of the Council's strategy for the development of Middlesbrough, in particular, it accords with the following objectives <ul style="list-style-type: none"> <li>• Enhancing the local economy, by providing more high quality housing</li> <li>• Secure local sustainability</li> </ul>
<b>Organisational management / Change Programme</b> Could the decision impact negatively on organisational management or the transformation of the Council's services as set out in its Change Programme?*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Council has never occupied or used the site for its own purposes, so its sale has no impact on organisational management.

**Next steps:**

- ➡ If the answer to all of the above screening questions is No then the process is completed.
- ➡ If the answer of any of the questions is Yes or Uncertain, then a Level 2 Full Impact Assessment must be completed.

<b>Assessment completed by:</b>	Martin Shepherd	<b>Head of Service:</b>	Martin Shepherd
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\* Consult the Impact Assessment further guidance appendix for details on the issues covered by each of these broad questions prior to completion.

<b>Date:</b>	4/5/16	<b>Date:</b>	4/5/16
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