

EXECUTIVE SUB-COMMITTEE FOR PROPERTY

**FORMER PAVILION SITE IN NORTH ORMESBY PROPOSED
COMMUNITY ASSET TRANSFER**

Executive Member for Finance and Governance: Councillor Nicky Walker

Strategic Director for Finance, Governance and Support: James Bromiley

Date 25TH January 2017

PURPOSE OF THE REPORT

1. The purpose of this Report is to recommend that derelict land that previously sited the North Ormesby Pavilion is offered as a community asset transfer to North Ormesby Neighbourhood Development Trust (NONDeT) to provide and maintain a play area/recreational space on a 25 year lease agreement.

SUMMARY OF RECOMMENDATIONS

2. That Executive Sub Committee approve:
3. The community asset transfer of land at Esk Street (former Pavilion site) to North Ormesby Neighbourhood Development Trust to use as a play area/recreational area.

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

It is over the financial threshold (£150,000)	<input type="checkbox"/>
It has a significant impact on 2 or more wards	<input type="checkbox"/>
Non Key	<input checked="" type="checkbox"/>

DECISION IMPLEMENTATION DEADLINE

- For the purposes of the scrutiny call in procedure this report is
5.

Non-urgent	<input checked="" type="checkbox"/>
Urgent report	<input type="checkbox"/>

If urgent please give full reasons

BACKGROUND AND EXTERNAL CONSULTATION

6. North Ormesby Big Local (NOBL) a resident led partnership established to oversee the investment of £1million into North Ormesby has developed a 10 year Big Local

Community Plan prioritising housing, crime, children & young people and the environment in North Ormesby.

7. The Plan includes a proposal to invest £100,000 in transforming the derelict former Pavilion site into an attractive play/recreation area that will benefit children, families, older residents and groups such as local Scouts, Guides and Trinity Youth Centre and Children's Projects.
8. The size of the land in question is 0.2268 hectares and is located on Esk Street (see Appendix One). It was previously the site of the North Ormesby Pavilion, which was demolished in 2013. Since then it has remained unused and has increasingly become more unsightly, and may be difficult to dispose of given its enclosed position.
9. The road sits in close proximity to the land. A Multi-Use Games Area (MUGA) is situated adjacent to the area and on the other side a public footpath runs alongside the land. Directly opposite is residential housing and to the rear is fenced off land occupied by a travelling community. As a result it has a relatively low commercial value of £32,000.
10. North Ormesby Primary Academy is close by, but there is limited community access. Alternative play provision does already exist in North Ormesby at Henry Street, however this is perceived by many in the local community as remote and unsafe in particular for children.
11. To achieve the regeneration of the land NONDeT are seeking the community asset transfer of the land highlighted in Appendix One.
12. A Community Asset Transfer (CAT) is where the Council transfer an asset, typically on a long leasehold basis (25 years), for a notional sum (peppercorn). The Council continues to retain the freehold interest in the property and land, however the CAT allows third party organisations to take over and run surplus facilities for the benefit of the wider community.
13. A Council Asset Disposal Business Case has been submitted (see Appendix Two).
14. NONDeT in partnership with NOBL have also produced a detailed business case (Appendix Three) providing information on resources, financial projections and risk analysis.
15. The proposal positively reinforces the work the Council's Stronger Communities Team stating a commitment to improvements to North Ormesby. It also follows significant consultation with residents, youth groups and Middlesbrough Football Club in the Community. A copy of the consultation findings can be seen in Appendix Four.

IMPACT ASSESSMENT

16. The CAT proposal has been subject to a Stage One Impact Assessment. The improvements to the site would ensure no negative differential impact on diverse user groups and the local community.

OPTION APPRAISAL / RISK ASSESSMENT

17. Three options are available to the Council:

- a. **Continue to leave the site as it is.** This would result in:
 - The site remaining derelict and increasing the likelihood of flying tipping, antisocial behaviour and problems for local residents
 - Continued investment in Area Care resources to maintain
 - Risk the opportunity to lose a £100,000 investment in North Ormesby

- b. **Community Asset Transfer the land.** This would result in:
 - Significant improvements to a derelict piece of waste land
 - £100,000 investment in North Ormesby
 - Potential to reduce crime and anti-social behaviour
 - A facility that would benefit the whole community
 - An opportunity to enhance health and well-being in a difficult ward to outreach

- c. **Place the buildings on the commercial market.** This would result in:
 - A relatively low capital receipt from sale of the land
 - Lost opportunity to deliver public health initiatives in a deprived ward.
 - A reduction in green space made available to in a densely residential area of the Town
 - The loss of a £100,000 investment in the local environment.

18. **Risk** – A potential risk is that NONDeT fails to sustain its income from its Community Land Trust. However this is now well established and is predicted within the next 18 months to be generating a profit.

FINANCIAL, LEGAL AND WARD IMPLICATIONS

19. **Financial** – A financial summary of the proposed business case for transferring to the land to NONDeT is set out in Appendix Three. There is no requirement for Council financial support either initially in the capital investment or in the future maintenance of site the and equipment.

20. **Ward Implications** – The play area/recreational space would predominantly affect those living and working in the North Ormesby ward.

21. The Ward Councillors have been briefed in respect of the proposed Community Asset Transfers and consulted (along with others in the community) on the proposed business plans submitted by the aforementioned organisations.

22. **Legal Implications** – There are no known legal implications connected with this land.

RECOMMENDATIONS

23. That the Executive Sub Committee approve:
 - The community asset transfer of land at Esk Street (former Pavilion site) to North Ormesby Neighbourhood Development Trust to use as a play area/recreational area.

REASONS

24. Facilitating a £100,000 investment in a derelict piece of land without any contribution needed from Middlesbrough Council improving the environment and enhancing opportunities for further investment in the area.
25. The proposal safeguards and improves land in a deprived ward in Middlesbrough, helping to meet the needs of young families, an aging population, providing support for young people, and making a positive contribution to meeting public health outcomes.
26. The proposal will help contribute towards reducing anti-social behaviour and fly tipping in North Ormesby.
27. By agreeing to the recommendation of a community asset transfer for the land at Esk Street (former Pavilion site) to be used as a recreational area it is envisaged that this will help support the broader aim of the North Ormesby Community Plan. The community plan is focused on improving the outcomes for the residents of North Ormesby and aims to build upon the opportunities currently available within the ward to bring together key stakeholders and address the significant challenges facing the community by strengthening the existing partnership framework and seeking opportunities for expanding investment in North Ormesby.
28. The proposal is in keeping with the approved recommendations of the Community Asset Transfer Executive Report 11th August 2015.

BACKGROUND PAPERS

29. There were no background papers used in the preparation of this report.

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5th January 2017