

Asset Disposal Business Case

Name of Asset:	Land at Marton Avenue
Asset Register Number:	12056/036
Current Use:	Open space
Valuation at Current Use (Asset Register) £:	£664,000 (31 st January 2017)
Reason for Disposal:	To facilitate housing growth in line with the Mayor's Vision: supporting Middlesbrough's aspirations as a town that people want to live in ensuring that high quality housing is available to all. The site is currently part of the open amenity areas of Prissick
Latest Valuation (Proposed Disposal) £:	£1.4m (based on December 2017 valuation)

Asset Disposal Stream (Please Select):

Generate Capital Receipt	1
Stimulate Economic Activity	3
Support Communities	2

(In the event of more than one stream being relevant please rank in order of importance (1), (2), (3))

Officer requesting Disposal (Responsible Service Manager):

Name:	Andrew Carr
Position:	Housing Development Services Manager

Could the asset be disposed of for an alternative use that may give a higher capital receipt to the Council?

(To be completed by Valuation and Estates): (Tick)

Yes	No	x
-----	----	---

If yes please outline potential use:

--

Estimated Value at Alternative Use:	£1.4m (based on December 2017 valuation)
-------------------------------------	------------------------------------------

Key factors to be considered when assessing potential disposals:

1.	Suitability of developments in line with the site Development Brief
2.	Quality of development being proposed
3.	Method of disposal of plots in Site B
4.	

Any additional financial factors to be considered other than immediate capital receipt:

The project will involve the sale of land known as Marton Avenue, which is 2.9 (ha) in size and has been identified to deliver 72 high quality residential dwellings. The area to be sold includes land to provide access from Alan Peacock Way to proposed housing. Part of the site is allocated within the Housing Local Plan, a development brief has been prepared and consultation has been undertaken which includes the allocated site and the site extension.

The development land is solely owned by the Council and the site is split in to 2 separate development areas. Part A will facilitate circa 60 high quality residential dwellings and be accessed via the existing Prissick access road - Alan Peacock Way. Part B will see an extension of the housing at Marton Avenue and will facilitate circa 12 detached dwellings serviced from an extension of the existing access on to Marton Avenue. This site will be suitable as a small development site to a small developer.

The whole site will be subject to receiving outline planning permission.

Disposal of the site will facilitate a capital receipt to the Council. The new residential dwellings will primarily be a mix of Council tax band C and D with some band E properties. If we assume that the units developed are all Council Tax band C this would provide additional Council Tax revenue of £113,911 per annum (minimum).

The retention in house of normal S106 contributions for affordable housing and off site highway contributions will also need to be identified.

Asset Not Needed by the Council - Approved to proceed:

Head of Asset Management:	(Yes) Tick	No (Tick)	Date:
<i>A. Regard</i>	✓		31/1/18

Preferred Method of Marketing (to be completed by Valuation & Estates): (Tick)

Formal / Informal Offers	<input checked="" type="checkbox"/>
Private Treaty	<input type="checkbox"/>
Auction	<input type="checkbox"/>
Community Asset Transfer Process	<input type="checkbox"/>

Method for Final Approval (before proceeding with preferred method of marketing):

Estimated Value:	Approval Required:	Authorised:	Date:
Less than £50,000	Head of Financial Planning and Support		

Between £50,000 and £150,000	Strategic Director of Finance, Governance and Support		
More than £150,000	Executive Property Sub Committee or Executive		

V3 7 December 2017

