

Asset Disposal Business Case:

Name of Asset:	Land At Natures World, Sandy Flatts Lane, Middlesbrough TSS 7YN
Asset Register Number:	12053/011 & 22053/011
Current Use:	Open Space
Valuation at Current Use:	£211,488 [4.5 Acres @ £46,997 Per Acre]
Reason for Disposal:	<p>Sale of @ 1.82 Ha [4.50 Ac] of surplus land for development, in order to meet the Borough's Local Plan Framework education requirement.</p> <p>To facilitate the establishment of a new Special Free School for up to 84 pupils aged 4-11 with complex and significant learning, communication, physical and medical needs. Delivery of the school would assist the Local Authority in meeting its statutory duty to ensure there are sufficient school places, in a specialist discipline where demand currently outstrips supply.</p> <p>Tees Valley Education Trust (TVEd) has secured approval from the Secretary of State for Education to establish the school subject to securing a suitable site in Middlesbrough. Middlesbrough Council has been identified as the main commissioner of places, and Middlesbrough's young people the main beneficiaries.</p> <p>TVEd, having been selected by the Secretary of State for Education, are the only trust able to deliver this school in partnership with the Education and Skills funding Agency.</p> <p>The school would enable more Middlesbrough pupils with Special Educational Needs to be provided for in a local education setting run by a high-quality provider.</p>

Asset Disposal Stream (Please Select):

Generate Capital Receipt	v [02]
Stimulate Economic Activity	v [03]
Support Communities	v [01]

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

Officer requesting Disposal:

Name:	Andrea Williams
Position:	Director of Education

Could the asset be disposed of for an alternative use that may give greater benefits to the Council?

(To be completed by Valuation and Estates):

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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If yes please outline potential use:

The site has the potential to be used for other purposes but no particular purpose has been established. No alternative use is identified in the Local Plan. While the Council is aware of the potential of the site, no further studies of its future use have been undertaken. Without these preparations there is insufficient information to give confidence in the likelihood of being able to dispose of the site for other purposes. It is therefore not possible to compare the benefits of any alternative with the proposed use by a school.

Estimated Value at Alternative Use: N/A

Key factors to be considered when assessing potential disposals:

1.	Potential fulfilment of the Borough's Local Plan Framework education requirement
2.	Compliance with V&E tender criteria, guidance and requirements
3.	Potential education service budget saving as a result of generating third party provision

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

As currently proposed, the transaction to dispose of the asset will deliver:

- Third party capital investment into Middlesbrough's education infrastructure at an estimated @ £3.2 million to provide a school facility of the proposed nature and size;
- Onward annual revenue investment into the school and associated employment of teaching staff, specialist support staff and contracted services;
- Avoidance of future increased costs to the High Needs Budget, arising from the ability to commission places in a local, publicly maintained special school rather than out-of-area provision, independent school settings, or mainstream school settings with targeted specialist one-to-one support;
- Avoidance of increased specialist transport costs as a result of there being insufficient local provision to meet demand;
- A sustainable and viable development scheme capable of regenerating the subject site whilst also stimulating economic activity in this specific micro-location.

As the DfE's chosen partner, only TVEd is able to establish and operate the proposed school development. If the Council's objective is to see a school delivered on this site, then the sale of the land must be via private treaty with the ESFA/Secretary of State for Housing, Communities and Local Government as the only partners able to deliver this.

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

Formal / Informal Offers	
Private Treaty	v
Auction	
Community Asset Transfer Process	

Approved to proceed:

Head of Asset Management:	Date:
<i>A. Szele</i>	<i>22/5/18</i>

Method for Final Approval:

Estimated Value:	Approval Required:	Authorised:	Date:
Less than £50,000	Head of Financial Planning and Support		
Between £50,00 and £100,000	Strategic Director of Finance, Governance and Support		
More than £150,000	Executive Property Sub Committee		

