

Proposed Community Provision for East Middlesbrough – Location Options Appraisal

Site	Benefits	Dis-benefits
Existing Southlands Centre site	<ul style="list-style-type: none"> • Reflects public opinion in terms of stakeholder preference as a site • Available, Council owned land • A recognised site for community activity • Would provide a facility and linked services to an underserved area • Main transport route • Potential for enhanced partnership with UCA provision 	<ul style="list-style-type: none"> • Proximity to new and existing housing • Would reduce available land for Housing development
Park End – Overdale Road	<ul style="list-style-type: none"> • Existing building could be adapted • Has a complementary play area/green space adjacent to existing site • Would provide a facility and linked services to an underserved area 	<ul style="list-style-type: none"> • Health Authority owned provision, would require significant investment in time to be made available for Council use • Would require significant investment to bring existing facility up to standard • Is less accessible than other potential sites
Berwick Hills / Pallister Park	<ul style="list-style-type: none"> • Council owned land potentially available • Is within an area of recognised, well used community provision ie Pallister Park and Neptune • Main transport route • Potential for reducing longer term revenue costs if linked to existing provision • Potential for improved integration and synergy of service provision 	<ul style="list-style-type: none"> • May be viewed as over provision in an already well served area • Pallister Park – location is not easily accessible • Neptune - limited evidence of commitment to community focused programming in current provision

Analysis

The three locations identified by stakeholders as part of the consultation all have merit as sites for the proposed new community facility. In weighing up the potential merits and disadvantages of each site we have considered a wide range of factors; Availability and Access, Public Perception and Added Value. In considering the relative ability of each site to

deliver against each of these it is clear the Southlands site provides the most comprehensive case as a location. In all three elements it contributes positively, whilst with the two other sites do not meet the same standards in relation to each.