

**STOCKTON-ON-TEES BOROUGH COUNCIL**

**CABINET RECOMMENDATIONS**

**PROFORMA**

Cabinet Meeting .....22nd May 2008

1. Title of Item/Report

Disposal of the Building and Associated Site known as Parkfield Hall

2. Record of the Decision

Consideration was given to a report relating to the disposal of the building and associated site known as Parkfield Hall.

It was explained that the property of Parkfield Hall was declared surplus to requirements by Health and Social Care in October 2007 and the Parkfield Hall site had been identified as an ideal location for the development of a new build scheme, which could offer 8 units of single supported living accommodation for vulnerable young people aged 18 + 25 plus 2 units of supported single parent accommodation.

It was noted that the building and site offered an ideal opportunity to attract major capital investment from Housing Partners with a relatively small level of expenditure by the Council.

It was proposed that the asset be used as contributory funding in a Housing Corporation bid, which could potentially deliver a new-build valued at approximately £1.5m. This was based on an assumed successful bid to the Housing Corporation for £600,000 plus an additional investment by Endeavour Housing Association (appointed as partners in the process following a successful bidding process) of £725,000.

Members of Cabinet were advised that a report was presented to the Capital Asset Strategy Group on 2 May outlining the options around the disposal of the site. This was considered and agreed subject to final approval by cabinet.

RESOLVED that:-

1. The transfer of the property and site known as Parkfield Hall, situated at Bowesfield Lane, Stockton on Tees, formerly used by Health and Social Care as an Adult Day Centre, to Endeavour Housing Association, subject to the successful securement of Housing Corporation funding, be approved.

2. The transfer of any part of the property and site be done so at a nil residual cost to Endeavour Housing, taking into consideration the maximisation of best value options in the use of the site and adjacent area by the Council.

3. Reasons for the Decision

To secure the provision of 10 new units of accommodation for young people, at a low level of investment by the Council, which will also deliver a previously unmet service whilst also supporting a number of Corporate priorities including;

The Community Strategy Improvement Themes and priority objectives: -

Liveability

„X Improving housing quality and choice

- Improving housing and support for vulnerable and older people
- Ensure a mixed balance of housing in the Borough

Children and Young People

„X Achieve Economic Well being

- Improve the engagement of young people in education, training and employment

The Children and Young Peoples Plan 2007-10 ¡¥No Child Left behind¡

Achieve Economic Well Being

„X reduce the level of homelessness of Young People

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

None

6. Details of any Dispensations

Not Applicable

7. Date and Time by which Call In must be executed

Not later than Midnight on Monday 2 June 2008

Proper Officer  
27 May 2008