

**STOCKTON-ON-TEES BOROUGH COUNCIL**

**CABINET RECOMMENDATIONS**

**PROFORMA**

Cabinet Meeting .....17th May 2012

1. Title of Item/Report

Thornaby Town Hall

2. Record of the Decision

Consideration was given to a report relating to Thornaby Town Hall.

Members were reminded that on the 14th July 2011 Cabinet agreed to invite ideas & proposals from interested parties who felt they could offer a workable / viable solution or package for the long-term use of Thornaby Town Hall, thus securing its future for years ahead.

From the 24th September 2011 to 28th October 2011 Thornaby Town Hall was actively marketed in the press, on the web and directly to over 70 potential interested parties and property agents via email and post, inviting interested parties to register interest.

Two Expressions of Interest were received but only one went on to submit Scheme Detail documentation, Proposer B, Thornaby Town Council.

It was explained that this proposal had been assessed and scored against a set of criteria such as delivery, finance, operational, the immediate & wider area and project risk.

A clarification meeting was held to discuss issues arising from the assessment. This further informed the assessment process.

On completion of the development, Thornaby Town Hall would provide for a range of commercial and community uses. Members were provided with summary points as detailed below. A more detailed copy of the main points and terms of the proposal was provided at an exempt appendix to the report.

Proposer B – Thornaby Town Council

- a) To acquire the freehold of the building group, subject to surveys etc.
- b) The building to be refurbished and restored to reflect the heritage of the building.
- c) Completed development to provide a range of commercial and community uses.

- d) To be funded through a variety of sources.
- e) Middlesbrough based development company, Green Lane Capital, would assist in the project management of the project.
- f) Site works were expected to commence early 2013 for a period of approximately 28 months, subject to funding and approvals.

It was explained that there were a number of areas of the proposal where Thornaby Town Council would need to develop and agree a robust case for progressing the development of Thornaby Town Hall and for developing funding applications. These areas of clarification and development included, but were not limited to:

- (i) The purpose of the development: restoration and refurbishment and providing a facility for community and commercial activity
- (ii) Securing funding for the works
- (iii) Business case development
- (iv) The completion of the works within an agreed timescale.

The points relating to the redevelopment of the building group could be addressed through an appropriate legal mechanism as part of the preparation and due diligence process for the freehold transfer of the building.

Whilst the proposal presented both general and bespoke benefits for the building and its future sustainability, following the completion of the freehold disposal, the realisation of the proposal would be the responsibility of the new owners.

Members were provided with details of the financial and legal implications associated with this matter as well as a risk assessment of possible scenarios.

As a dual measure of security and protection, scaffolding and hoarding had been located to the front of numbers 7 and 9 Mandale Road for a period of time now due to unsafe windows at upper level. With the recent public realm works undertaken along Mandale Road, these encroached onto the public footway, limiting passing access for wheel chairs etc. The need for this protective measure in its present form was considered not now to be required but would need to be replaced with an alternative to ensure the protection of pedestrians, in consultation with the Authorities Historic Buildings Officer and Technical Services, with appropriate measures directly to the building frontage. It was expected that this would cost in excess of £5K.

Cabinet heard representations expressing concerns over the proposals and in particular funding arrangements. It was suggested that recommendation 3 provided considerable safeguards and, if necessary, further reports would be submitted to Cabinet.

RESOLVED that

1. the current position of the project be noted
2. the sale of Thornaby Town Hall to Proposer B, Thornaby Town Council be authorised
3. the Corporate Director of Resources in consultation with the Corporate Director of Development and Neighbourhood Services, the Director of Law and Democracy, Cabinet Member for Regeneration and Transport and Cabinet Member for Corporate Management and Finance be authorised to agree and finalise the necessary detailed terms and conditions of sale as required for the prompt freehold disposal of Thornaby Town Hall building group to Thornaby Town Council.
4. In consultation with the Authority's Historic Buildings Officer and Technical Services, authorise the replacement of the security and protective system to 7 and 9 Mandale Road with appropriate measures directly to the building frontage.

3. Reasons for the Decision

To progress the opportunity for a workable / viable solution for the long-term use of the building, thus securing its future for years ahead.

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

None

6. Details of any Dispensations

None

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

By no later than midnight on Friday 25 May 2012

Proper Officer  
21 May 2012