

TEESDALE DISTRICT COUNCIL

**Report To: EXECUTIVE COMMITTEE
3 November 2008**

From: Lead Member for Regeneration, Councillor JH Fergus

**Ward Members: Various: Streatlam & Whorlton (principally), Middleton in
Teesdale, Cockfield, Startforth**

**Subject: Industrial Sites: Transfer of Management to Durham County
Council**

1.0 SUMMARY

Discussions have been taking place with a view to the early transfer of management of Stainton Grove Industrial Estate and other miscellaneous industrial sites to Durham County Council. The purpose of this report is to seek approval to the transfer and the completion of relevant formal handover of the day to day management of the Council's portfolio.

2.0 RECOMMENDATIONS

2.1 It is recommended that the report is accepted and approval is given to Durham County Council to undertake the management role of Stainton Grove Industrial Estate and other miscellaneous sites. .

3.0 BACKGROUND

3.1 Stainton Grove Industrial Estate is made up of 15 units with older premises dating from the 1940s and some more modern premises from the 1990s and early 2000s. 6 new units are currently being built in partnership with Durham County Council. Units range in size from 50m² to 335m² although the estate has a number of development plots upon which new units could be constructed.

3.2 The management of the estate is supported by four sections of the Council: Regeneration (lead); Legal; Finance and Streetcare. Health and Safety advice and support is provided by Stockton Borough Council, under the terms of a service level agreement.

3.3 In preparation for the establishment of the new unitary authority, representatives of Durham County Council (Estates) and County Durham

Development Company have been in discussion with the District Councils with a view to understanding the industrial estates portfolios and management practices within each area. The lack of specialist expertise within this area in Teesdale has been recognised for some time and your officers have proposed to Durham County Council that it assumes a management role, ahead of vesting day.

3.4 Durham County Council has indicated agreement to undertaking a management role and information relating to the units, and other sites, including leasing arrangements and financial information, has been shared with the County Council officers.

3.5 The assets concerned are as follows:

- Stainton Grove Industrial Estate
- Dale View Caravan Park, Middleton
- Middleton Coal Depot
- East End Garage, Cockfield
- Staindrop Road Garage, Cockfield
- Deepdale Garage, Startforth
- Land at Stainton Grove (Grazing Licence)

3.6 It is proposed that the management arrangements will include dealing with applications for tenancy, repairs and maintenance, legal issues, applications to purchase land and premises, enquiries for premises, collection of rents on behalf of the District Council and liaison with the Health and Safety office. It is proposed that this arrangement will commence as soon as possible. A fee of £4,500 has been proposed by Durham County Council to undertake this role.

3.7 Teesdale District Council will continue as the legal owner and landlord of the properties until vesting day on 1 April 2009. A Service Level Agreement outlining the responsibilities of both parties will be drawn up.

4.0 STATUTORY CONSIDERATIONS

4.1 Financial Implications: This arrangement will cost £4,500 which can be met from existing budget.

4.2 Risk:

Risk	Category	Implications
The District has limited capacity and expertise to	Service provision Financial	Risk of unsatisfactory management, leasing

undertake this role effectively	Health and safety Legal	arrangements at a time when staff resources are stretched in lead up to local government reorganisation
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- 4.3 Equality and Diversity: None
- 4.4 Human Resources: As outlined in report.
- 4.5 Community Safety: None
- 4.6 Legal Issues: A Service Level Agreement will detail each party's responsibilities.

Background papers: None

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