

Record of Delegated Executive Decision(s)
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1. Subject of decision

25 and 26 Wellington Avenue, Wellfield Estate, Whitley Bay
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2. Name and Title of Decision Maker

The Head of Commissioning and Investment
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3. Details of any Conflict of Interest and any Dispensation granted in respect of such Interest

None

4. Executive summary

<p>North Tyneside Council is the former tenant of 25/26 Wellington Avenue, Wellfield Estate in Whitley Bay.</p>

<p>These premises were transferred to the Authority on its formation in 1974. Prior to the transfer, the former Tynemouth County Borough Council was the tenant of the premises under the terms of a 99 year lease dated 12 May 1912.</p>

<p>When the premises transferred to the Authority from the former Borough Council it was without record of the then owner and Landlord or any correspondence with them relating to the premises.</p>
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<p>The Authority has since been unable to identify the current owner and Landlord and when the lease expired on 11 May 2011, the Authority ceased to have any legal interest in the premises.</p>

<p>The building has subsequently fallen into disrepair whilst vacant and outside of the ownership of the Authority.</p>

<p>At its meeting held on 12 March 2018, Cabinet authorised the making of a Compulsory Purchase Order (CPO) in an attempt to bring this property into the Authority's ownership in order that appropriate works can be carried out to secure its improvement and future beneficial use.</p>

<p>This report seeks approval to the proposed "Scheme" for the premises which confirms the improvement works that the Authority will carry out if it is successful in taking ownership through the use of CPO powers. It also seeks approval to the "Statement of Reasons" which outlines the purpose of the CPO. Both can be approved in accordance with a Delegation to the Head of Commissioning and Investment that was agreed by Cabinet on 12 March 2018.</p>

5. Alternative Options considered

Not to approve the "Scheme" and/or the "Statement of Reasons" in which case the Authority will not be in a position to proceed with the CPO

6. Decision(s)

The Head of Commissioning and Investment approved the recommendations contained within the report and agreed the "Scheme" and the "Statement of Reasons" to facilitate the making of the Nos. 25 and 26 Wellington Avenue, Wellfield Estate, Whitley Bay Compulsory Purchase Order 2018.

7. Reasons for the Decision(s)

To allow the Authority to progress the CPO in order to secure ownership of 25 and 26 Wellington Avenue in order to stop the further decline of the premises and its negative impact on the locality and to bring them back into beneficial use.

8. Date Decision Made

23 July 2018

9. Is this decision subject to call-in and if so expiry date of call-in period

Yes, the call-in period expires at 5.00pm on Monday 30 July 2018

10. Date of Publication

23 July 2018

11. Implementation Date (if decision not called in)

After 5.00pm on 30 July 2018