

TITLE OF REPORT: Disposal of land at Ryton Island, Newburn

REPORT OF: Mike Barker, Strategic Director, Corporate Services and Governance

Purpose of the Report

1. To seek approval for the transfer of 2.6 hectares of land at Ryton Island (as shown edged black on the attached plan) to Newcastle City Council (NCC) for a nominal consideration of £1.00 (one pound).

Background

2. The subject land is located within the boundary of Newcastle Upon Tyne and is situated within Tyne Country Park at Newburn. It was acquired by Tyne & Wear County Council in 1984 and subsequently transferred to Gateshead Council. It is not clear from records why this occurred.
3. Following the implementation of Boundary changes in 1994 the subject land was designated within the administrative boundary of NCC.
4. NCC currently leases the subject land from Gateshead Council for the purposes of a Country Park at a peppercorn rent. The lease has expired and NCC is currently holding over on the existing terms.
5. NCC established The Newcastle Parks Trust [TNPT], an independent charitable trust, to take over the running of parks and allotments within Newcastle Upon Tyne.
6. Provisional terms have been agreed with NCC for the transfer of the subject land with restrictions on the future use of the land as a Country park only.

Proposal

7. To agree to the transfer of Ryton Island to Newcastle City Council for a nominal consideration of £1.00 and subject to a restriction on its future use.

Recommendations

8. It is recommended that Cabinet approves the transfer of the subject land on the terms agreed to Newcastle City Council for the nominal consideration of £1.00 (one pound).

For the following reason:

The land forms part of the administrative boundary of Newcastle Upon Tyne.

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APPENDIX 1

Policy Context

1. The proposed disposal supports Making Gateshead a Place Where Everyone Thrives, in particular Investing in our Economy, as it removes any future potential management liabilities of land outside of the borough of Gateshead.
2. The proposal will also accord with the provisions of the Corporate Asset Strategy and Management Plan 2015 – 2020.

Background

3. The subject land, as shown black on the attached plan, is located within the administrative boundary of Newcastle Upon Tyne and is situated within Tyne Riverside Country Park at Newburn. It was acquired by Tyne & Wear County Council in 1984 and the freehold interest of the land was subsequently transferred to Gateshead Council.
4. Following the implementation of Boundary changes in 1994 the subject land was designated within the administrative boundary of NCC however the freehold interest was retained by Gateshead.
5. NCC currently leases the subject land from Gateshead Council for the purposes of a Country Park, at a nominal rent (one daffodil per annum). The lease has expired and NCC is currently holding over on the existing terms. Gateshead Council granted a lease to NCC in 2009 for a period of 3 years in order to formalise the management of the land.
6. NCC has established The Newcastle Parks Trust [TNPT], which is an independent charitable trust, to transfer ownership and take over the running of parks and allotments from NCC. Ownership of the parks and allotments will transfer to TNPT on the basis of a long leasehold interest for a term of 125 years. As Ryton Island is adjacent to the freehold interest of NCC holds for Tyne Country Park and is within its administrative boundary, NCC has requested a transfer of the subject land to enable them to complete their transfer to TNPT.
7. Provisional Terms have been agreed with NCC for the transfer of the subject land for inclusion within the Tyne Country Park with restrictions on the use of the land to be retained as a Country park only. In addition, the transfer prohibits residential development and not to be transferred to TNPT other than for a nominal consideration.

Consultation

8. In preparing this report, consultations have taken place with the Leader and Deputy Leader and Cabinet Members for Economy. Ward councillors have also been consulted.

Alternative Options

9. The alternative option of retaining the subject land and continuing to let the land to Newcastle City Council was rejected as the rent is nominal and there is no prospect of rental growth.

Implications of Recommended Option

10. Resources:

- a) **Financial Implications** – The Strategic Director, Corporate Resources confirms the financial implications are set out in the report
- b) **Human Resources Implications** – There are no human resource implications as a result of the disposal of the subject land.
- c) **Property Implications** - The disposal of the subject land to Newcastle City Council ensures the ongoing maintenance of the site at nil cost to the Council and secures its future as part of the Tyne Riverside Country Park.

11. **Risk Management Implication** - There is no risk management implications arising from the disposal of the land.

12. **Equality and Diversity Implications** - There are no equality and diversity implications as a result of the disposal of the land.

13. **Crime and Disorder Implications** – There are no crime and disorder implications arising from this report.

14. **Health Implications** - There are no health implications arising from this report.

15. **Sustainability Implications** - There are no sustainability implications arising from this report.

16. **Human Rights Implications** - There are no Human Rights implications arising from this report.

17. **Area and Ward Implications** - Ryton, Crookhill & Stella in the West Area