

NYM / 2012 / 0707 / CU

Mrs K Collinson  
Stainsacre Hall  
Stainsacre  
Whitby  
YO22 4NP



Our Ref: SM/LP/DL&NH/163 597  
28<sup>th</sup> August 2012

Dear Mrs Collinson

### Stainsacre Hall, Stainsacre, Whitby – The Marketing Campaign

Further to our recent discussion when you asked that I confirm the strategy and marketing campaign undertaken by Strutt & Parker on behalf of Middlesbrough Borough Council for Stainsacre Hall.

Strutt & Parker received confirmation of their instruction to market Stainsacre Hall by the return of terms of business signed by Martin Shepherd of Middlesbrough Borough Council on 3<sup>rd</sup> February 2011. The campaign consisted of the following elements:

- (i) Marketing Board  
The prominent 'For Sale marketing board was placed at the entrance of the property to raise awareness of the property availability.
- (ii) Sales Brochure  
A quality brochure giving details of the property was designed by Strutt & Parker and printed by The Deadline printing company. Please see attached copy.
- (iii) Floor Plans  
Floor plans were produced by Business Etc and incorporated into the sales brochure giving a clear indication as to the extent of the property.
- (iv) Energy Performance Certificates  
In line with current legislation a commercial EPC was undertaken for the Hall and residential EPC for the caretaker's cottage. These were both arranged by Mouchel on behalf of the Council and included in the marketing material.
- (v) Photography  
Professional photography was performed by Dennis Thompson and included within the sales brochure.

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(vi) Internet

The property was listed on the following websites:

- Struttandparker.com
- Findaproperty.com
- Rightmove.co.uk
- Primelocation.com

(vii) Newspaper Advertising

The property was advertised in the Yorkshire Post on 2<sup>nd</sup> July 2011.

(viii) Interest, Viewings & Offers

We received many requests for information, 27 of whom allowed us to record their interest.

We conducted many viewings some through an open day. Approximately 14 – 18 interested parties visited the property.

We received four offers; the best offer was accepted on 22<sup>nd</sup> July 2011.

(ix) Conclusion

Whilst this property was only marketed for a short period (approximately seven weeks) we did receive a significant amount of interest. This was due to the Council's need for a cost effective campaign which was concluded as quickly as possible when it became clear that to prolong marketing would perhaps result in the loss of parties with serious interest, and the Council's need to maximise return.

The surveyor dealing with the marketing campaign is sadly no longer with Strutt & Parker but it would appear from the records that all interest was for residential purposes. No commercial or existing use enquiries are recorded.

I do hope the above is suitable for your purposes. As explained to you due to data protection legislation it is not possible to furnish a list of enquirers.

Yours sincerely

**Christopher Fordy BSc MRICS**  
**National Partner**





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For improved printing including floorplans use the print button on the page



Southlands Business Centre, Ormesby Road, Middlesbrough, TS3 0HB

10 bedroom leisure facility for sale

£495,000

Stainsacre Hall, Staisacre.

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**Nearest stations:**

- ➔ Ruswarp (1.5 miles)
- ➔ Whitby (1.8 miles)
- ➔ Sleights (2.8 miles)



**Full description:**

**Tenure:** Freehold

**\*\*VERY RARE OPPORTUNITY TO PURCHASE SUCH A PROPERTY INCLUSIVE OF A LARGE AMOUNT OF LAND IN STUNNING PRIVATE LOCATION\*\***

TeesSurveyors Estate Agents are delighted to present for sale this Huge Ten Bedroomed property Located in Stainsacre, Whitby. This property originated as a Working Estate erected for a retired sea captain around the 1800`s. There have been many uses for the property over the years and it is understood that it was last used as a Private Residence up until 1960 when Cleveland Council aquired the property and subsequently extended it to accommodate further rooms and converted the former Stable Block into separate accommodation.

There is a single point of access to the property through Stainsacre Village with a Large Driveway leading to the



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property itself. This property includes a Large amount of Land, APPROX. 13 Acres

This property (Subject to planning consents) would easily lend itself to conversion to a Hotel/ Offices/ Flats the development potential is endless. This property would also make a truly enviable Private Residential Home.

(This Sale Excludes any Mineral Rights on the land)

**Ground Floor; - 40`0 (12.19m) x 30`10 (9.4m)**

Main Hall;

**Sitting Room - 19`3 (5.87m) x 16`1 (4.9m)**

**Office; - 8`2 (2.49m) x 17`10 (5.44m)**

**Entrance Hall; - 20`4 (6.2m) x 9`0 (2.74m)**

**Dining Room; - 19`3 (5.87m) x 19`4 (5.89m)**

**Kitchen; - 13`11 (4.24m) x 15`5 (4.7m)**

**Utility; - 9`10 (3m) x 10`0 (3.05m)**

**Sitting Room; - 15`9 (4.8m) x 9`2 (2.79m)**

**W/C & Shower Block; - 32`0 (9.75m) x 7`10 (2.39m)**

Showers, W/C(s), H.B.(s)

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**Cloakroom; - 11`6 (3.51m) x 5`11 (1.8m)**

**W/C & Shower Block 2; - 14`2 (4.32m) Max x 20`0 (6.1m) Max**

Showers, W/C(s), H.B(s).

**Separate W/C; - 9`6 (2.9m) x 9`3 (2.82m)**

**Second Hall; - 21`0 (6.4m) x 25`0 (7.62m)**

**Toilet Block; - 17`0 (5.18m) x 42`0 (12.8m)**

**First Floor;**

**Bedroom 1; - 10`3 (3.12m) x 11`7 (3.53m)**

**Bedroom 2; - 15`9 (4.8m) x 13`8 (4.17m)**

**Bedroom 3; - 15`7 (4.75m) x 15`10 (4.83m)**

**Bedroom 4; - 17`0 (5.18m) x 19`1 (5.82m)**

**Bedroom 5; - 6`6 (1.98m) x 12`7 (3.84m)**

**W/C; - 16`7 (5.05m) x 8`2 (2.49m)**

**Further W/C; - 10`0 (3.05m) x 9`8 (2.95m)**



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**Second Floor;**

**Bedroom 6; - 12`10 (3.91m) x 16`0 (4.88m)**

**Bedroom 7; - 16`0 (4.88m) x 13`7 (4.14m)**

**Bedroom 8; - 7`2 (2.18m) x 18`0 (5.49m)**

**Bedroom 9; - 12`0 (3.66m) x 9`2 (2.79m)**

**Bedroom 10; - 13`7 (4.14m) x 19`0 (5.79m)**

**Notice**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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**To view this property or request more details, contact  
Tees Surveyors, Middlesbrough**

Southlands Business Centre, Ormesby Road,  
Middlesbrough, TS3 0HB

**0843 315 5899** BT 4p/min



**Disclaimer**

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Property reference 254. The information displayed about this property comprises a property advertisement. Rightmove.co.uk makes no warranty as to the accuracy or completeness of the advertisement or any linked or associated information, and Rightmove has no control over the content. This property advertisement does not constitute property particulars. The information is provided and maintained by **Tees Surveyors, Middlesbrough**. Please contact the selling agent or developer directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 and The Home Information Pack Regulations 2007.

**See it? Scan it!**

What's this?



Print or Save  
this property's QR code

**Surrounding Areas**

North Yorkshire

Yorkshire and the Humber





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March? 2011

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Stainsacre Hall  
Stainsacre Whitby





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# Stainsacre Hall

Stainsacre | Whitby | YO22 4NT

Whitby 2 miles, Scarborough 18 miles, Pickering 22 miles,  
York 49 miles

A substantial former outdoor education  
centre with development potential

## Main Hall

3 substantial reception rooms | Kitchen | Office/reception  
2 substantial classrooms | Male and female shower block/  
WC's

9 bedrooms | Extensive storage | Cellars

## Attached Cottage

Living/dining room | Kitchen | 3 Bedrooms | Bathroom  
Generous storage

Extensive grounds | Woodland

About 15 acres

For sale Freehold





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## Stainsacre Hall

It is thought that the first building erected on the site was in circa 1780 by a local sail maker who provided the cloth for Captain Cooks Endeavour. The original building stood for approximately 100 years before being demolished and the present Stainsacre Hall erected for a retired sea Captain.

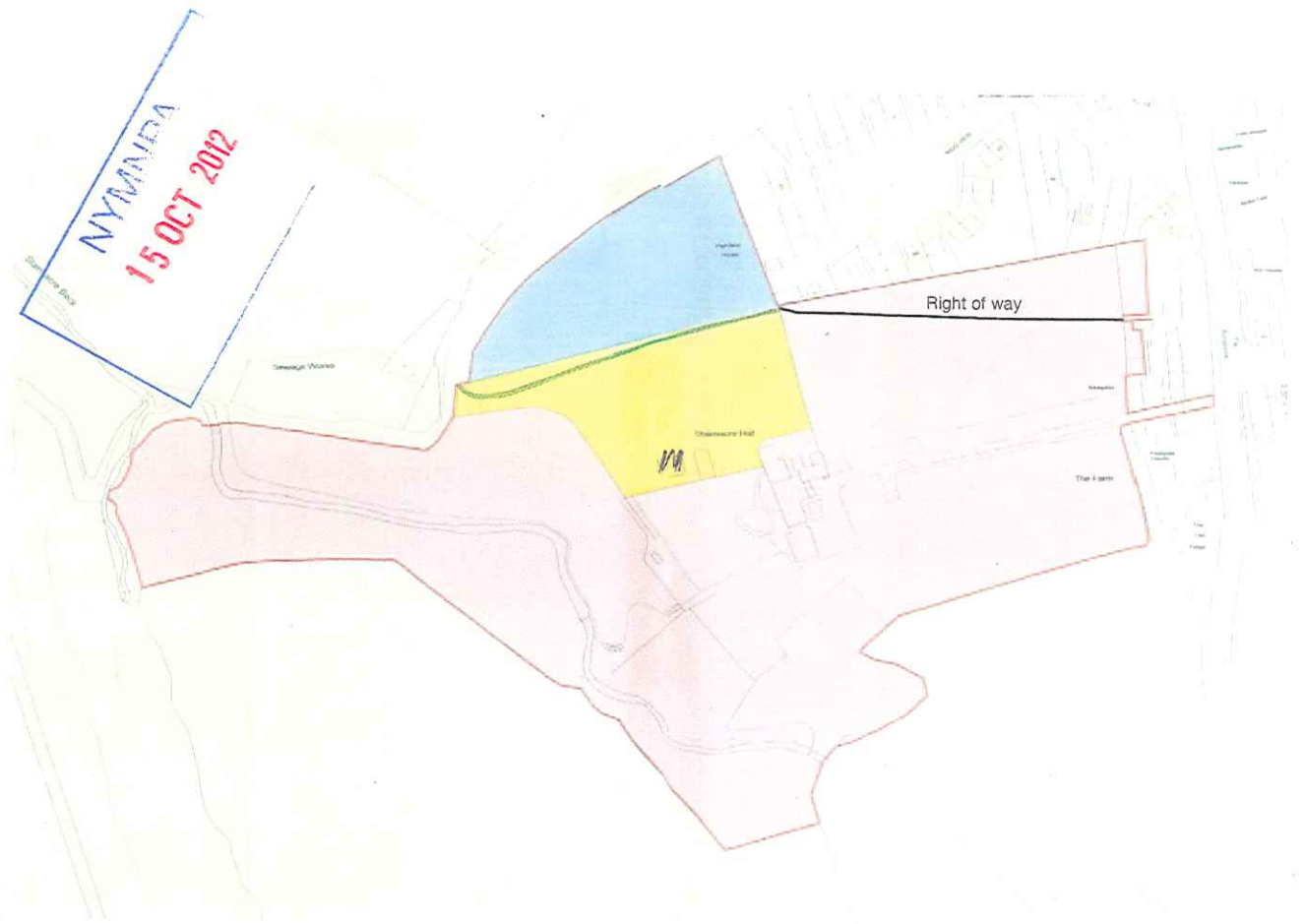
The hall was a working estate and originally the row of cottages by the entrance housed farm workers and domestic staff. In more recent years these properties have been sold off.

It is understood that Stainsacre Hall was last used as a private residence up until 1960 when Cleveland Council acquired the property for use as an outdoor educational centre. The property was subsequently extended by adding classrooms to the gables and the former stable block was converted into separate manager's accommodation.

There is a single point of access to the property through Stainsacre village and an impressive driveway gives access to the property and provides ample parking spaces for numerous vehicles. The property is well sited within its 15 acres of land which are principally open grassland around the property with attractive woodland bordering a stream to the rear. We understand that there is a public right of way across a portion of the land as shown on the attached site plan.

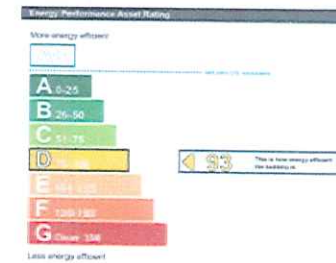
## Town Planning

The existing property is sited within the North Yorks National Park. Prospective purchasers should, make their own checks with the planning department with Scarborough Borough Council in respect of permitted uses. We understand that there is some land of archeological significance within the curtilage.



## Development Potential

This is a unique opportunity to acquire a substantial and important property in this highly favoured village. The agents consider that the property may also lend itself for a change of use and/ or potential development. Other possible uses could include conversion to a hotel, offices or residential, subject to receipt of the necessary planning consents. Any development of the property will be required to be sympathetic to the existing structure and planning constraints. Interested parties are advised to make their own enquiries with Scarborough Borough Council (01723 232323) and North York Moors Planning Department (01439 770657).



Stainsacre Hall EPC



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Energy Efficiency Rating		Current	Potential
100-100	A		
80-100	B		
60-80	C		
40-60	D		
20-40	E		
10-20	F		
0-10	G		

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
100-100	A		
80-100	B		
60-80	C		
40-60	D		
20-40	E		
10-20	F		
0-10	G		

England, Scotland & Wales EU Directive 2002/91/EC

Stainsacre Cottage EPC

**General**

**Fixtures and fittings** Only fixtures and fittings specifically mentioned in the particulars are included in the sale otherwise any garden ornaments, curtains, carpets and other fixtures and fittings may be available subject to separate negotiation.

**Services** Mains services are believed to be connected to the property including electricity and water. It is however the responsibility of the purchaser to ensure that all required services are available and that they are adequate for any future intended use of the property.

**Value Added Tax** The property has not been elected for VAT, and hence VAT will not be payable on disposal.

**Claw-Back** The property is to be sold subject to a claw back of 50% of any uplift in value in respect of any development within the garden/ grounds of the property to run for a term of 10 years by the implementation of or sale with planning permission for any use other than garden land.

**Tenure** The property is offered for sale freehold with vacant possession upon completion as a single lot.

**Wayleaves, easements and rights of way** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

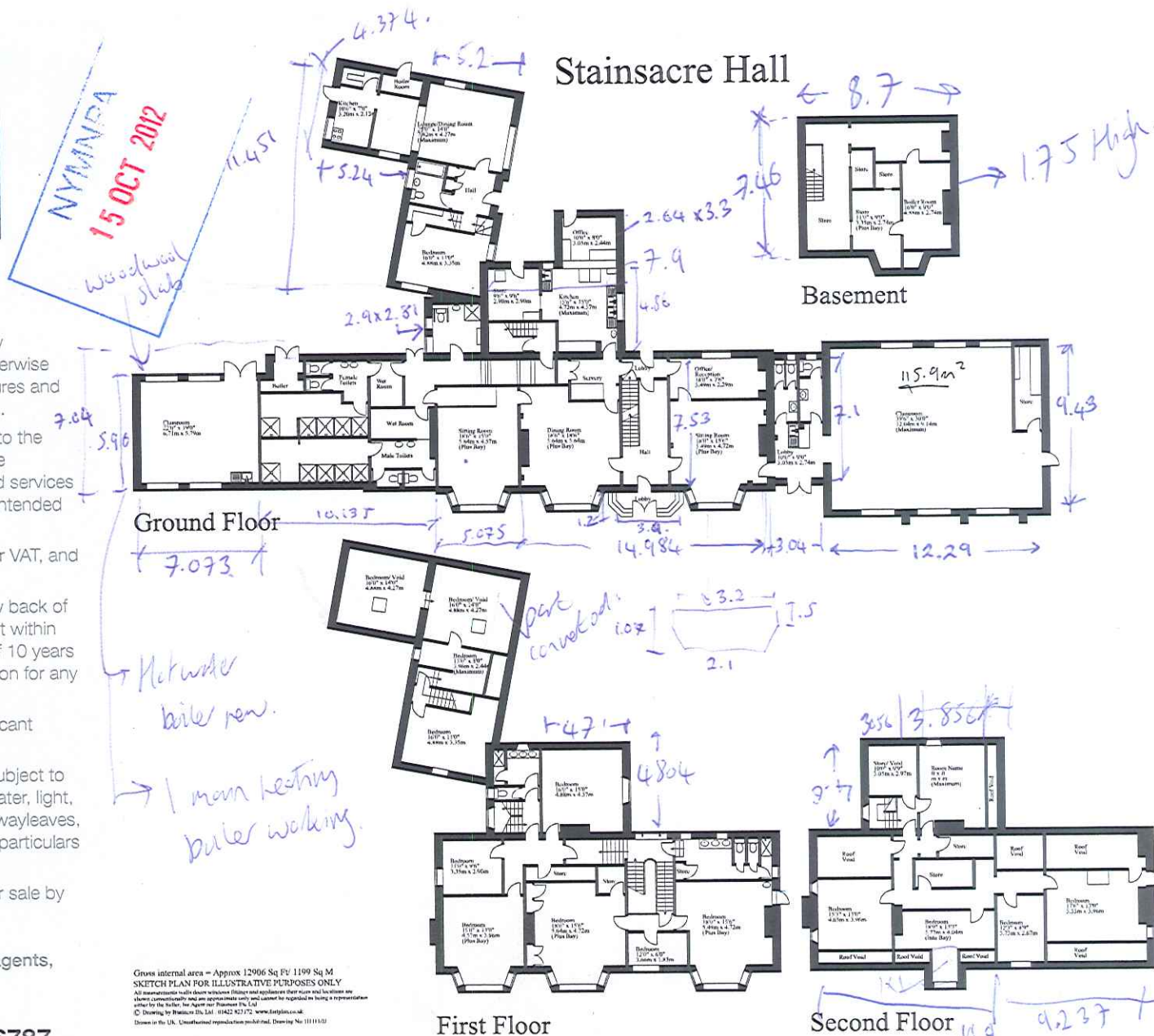
**Terms and offer procedure** The property is available for sale by private treaty with a guide price on application.

Viewing strictly by appointment with the vendor's agents, Strutt & Parker - Harrogate 01423 706787



**Tel: 01423 706787**

Princes House, 13 Princes Square,  
Harrogate, North Yorkshire HG1 1LW  
harrogate@struttandparker.com  
struttandparker.com



Gross internal area = Approx 12906 Sq Ft / 1199 Sq M  
 SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements are approximate and cannot be regarded as being a representation  
 either for the seller, the agent nor Strutt & Parker  
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# Stainsacre outdoor education centre to close

**Oct 2 2010**

by Sandy McKenzie, Evening Gazette

[Comments \(3\)](#)

AN OUTDOOR education centre run by Middlesbrough Council is to close.

The authority is now planing to provide a more cost-effective service in the borough.

The centre, at Stainsacre Hall

near Whitby, has seen its use falling over recent years.

Stockton and Redcar and Cleveland councils both pulled out of using the centre several years ago.

Residential use of the centre has fallen sharply from 5,750 overnight stays in 2006-07 to fewer than 1,000 in 2008-09 - just 6.4% of the total capacity of 12,726 overnight stays. Over the same period, day visits have also fallen from 1,458 to 844.

Major repairs estimated at more than £400,000 are needed to bring the building up to modern standards. It also costs around £120,000 a year to run.



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Following a review of the service it was decided that Stainsacre should close as a Council provision, with the building being sold. The potential would remain for the new owners to continue to use it as an outdoor education centre.

As Stainsacre was originally owned by Cleveland County Council the cash from the sale will be shared across all four Teesside unitary authorities.

The centre's key assets will be relocated to Middlesbrough with alternative outdoor education already being developed through the town's Integrated Youth Support Service.

The council see facilities such as Hemlington Lake as being ideal for a range of activities including watersports, mountain biking and Duke of Edinburgh's Award training, with renewed flexibility to buy in residential experience to suit specific programmes.

The centre's has two permanent and five catering and domestic staff and the council is looking at the possibility of redeploying them.

The decision to close the centre was taken at a meeting by Mike Carr, the council's Executive councillor for Children Families and Learning.

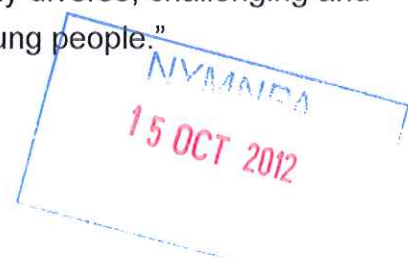
Councillor Jackie Elder expressed her regret that the centre was closing and asked if there was not an opportunity to establish a trust to run the centre.

Cllr Carr said it had been looked at in the past but had come to nothing. A trust or a private operator would still be faced with an investment of £1m to get the centre up and running.

He said: "Over the years Stainsacre Hall has made a major contribution to the education of many boys and girls and given them experiences that have stood them in good stead for later life.

"But a number of factors, including the current economic climate and the cost required to bring Stainsacre up to modern standards, mean it can no longer be run on an economically viable footing that provides good value for money for council tax payers.

"We will of course explore every avenue to ensure equally diverse, challenging and life-enriching opportunities remain available to all our young people."



# MIDDLESBROUGH COUNCIL

## EXECUTIVE REPORT

**Report Title : Stainsacre Outdoor Education Centre**  
**Executive Member for Children, Families & Learning :**  
**Councillor Mike Carr**  
**Executive Director : Gill Rollings**  
**Date : 30 September 2010**

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### PURPOSE OF THE REPORT

1. To seek approval for the closure of Stainsacre Outdoor Education Centre, Whitby and the relocation of key assets to Middlesbrough as key part of redesigning the offer and opportunities for outdoor education to children and young people in Middlesbrough.

### SUMMARY OF RECOMMENDATIONS

2. It is recommended that Executive:
  - Note the history of Stainsacre and the financial pressures on the Council should the property remain as an Outdoor Education Centre and owned by the Council.
  - Agree in principle to the proposals set out in this report in relation to Stainsacre and outdoor education in Middlesbrough.
  - Agree to a period of formal consultation with unions on the proposed changes.

### IF THIS IS A KEY DECISION WHICH KEY DECISION TEST APPLIES?

It is over the financial threshold (£75,000)	<input checked="" type="checkbox"/>
It has a significant impact on 2 or more wards	<input type="checkbox"/>
Non Key	<input type="checkbox"/>

### DECISION IMPLEMENTATION DEADLINE

3. For the purposes of the scrutiny call in procedure this report is

Non-urgent	<input checked="" type="checkbox"/>
Urgent report	<input type="checkbox"/>

If urgent please give full reasons

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## BACKGROUND AND EXTERNAL CONSULTATION

4. The Stainsacre provision was reviewed in November 2009 (Appendix 1). The report proposed 6 options to take the service forward ranging from 'do nothing' to 'closure'. Option 5, the integration of Outdoor Education within Middlesbrough was agreed as the recommended option. This report sets out progress in pursuing that option.

### Stainsacre Outdoor Education Centre

5. Stainsacre was originally owned by Cleveland County Council and run by the Education Authority to provide residential and educational experiences for young people with a budget of £166,000.
6. On the disaggregation of the Cleveland Authority in 1996, the management of Stainsacre was passed to Middlesbrough Youth Service sitting within Life Long Learning. Bookings and activities were significantly reduced as equipment and resources were removed and re-allocated. A partnership arrangement between the four authorities that constituted Cleveland was agreed which specified the number of places that each authority would buy. This allowed for some certainty in planning for Stainsacre with only some places needing to be sold on the open market.
7. The lease for Stainsacre was advertised to the Outdoor Industry nationally and in early 1999 an agreement was finalised with City Estates. City Estates went into liquidation in late 1999 and the lease was relinquished. The manager remained in post as control returned to the Council. Over the next 5 years Stainsacre serviced the few remaining bookings and saw the post of manager change 3 times. At this time funding came from limited income injections of cash provided as and when required. During this period Stockton stopped using Stainsacre and therefore withdrew their financial contribution. More recently Redcar and Cleveland have also withdrawn from Stainsacre with consequent financial pressure on Middlesbrough to sustain the property.
8. In 2005 although a budget had been allocated to Stainsacre, there was consistently an over-spend at year end, activity was very limited and there was little opportunity to generate income. To address this action plans were put in place with the objective of maximising income and reducing expenditure.
9. At this time, all adventure activities were contracted out to licensed providers, costs were passed on to resident groups at cost thereby expanding turnover by some £40,000 per annum but contributing little to profit. To address this the Stainsacre Outdoor Team brand was developed with a mission to provide outdoor experiences to the young people of Middlesbrough; in-house and to train and support outdoor providers and facilitators within the council working with government initiatives and agenda.
10. Notwithstanding these efforts, Stainsacre continued to struggle and the table below illustrates the fluctuation in use with a consequent impact on income.

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	2005/06	2006/07	2007/08	2008/09
Middlesbrough residential	1649	2235	1281	288
Non-Middlesbrough residential	3515	3515	3223	711
Total residential	5164	5750	4504	999
Capacity (303 nights, 42 beds)	12726	12726	12726	12726
% usage	40.7%	45.2%	35.3%	6.4%
Middlesbrough day visit	163	801	555	556
Non-Middlesbrough day visit	146	276	161	271
Total day visit	648	1,458	932	844

### Council Responsibility

11. Middlesbrough accepted the responsible authority role for Stainsacre in partnership with Stockton, Redcar and Cleveland and Hartlepool. Of the four only Middlesbrough and Hartlepool are currently active in the partnership although all four LAs have a share in the capital asset of Stainsacre as a custodian property.
12. It is clear from the history of Stainsacre that there has been inconsistent investment in the fabric of the building and in its purpose as a service for Middlesbrough. This has contributed to the current position where there are serious and considerable repairs required to bring the building up to the standards of a modern outdoor centre.
13. There has been a robust investigation of all the options and the optimum solution remains is the closure of Stainsacre as a Council provision and the sale of the property to achieve the maximum capital return. This may or may not result in it remaining as an outdoor education centre.
14. It is recommended that the Council closes Stainsacre as an outdoor education centre from October 2010 and that the necessary actions are taken to inform staff of this and to sell the property.

### Outdoor Education In Middlesbrough

15. Alternative outdoor education in Middlesbrough is being developed through the Integrated Youth Support Service. Hemlington Lake is already being used for watersports in partnership with the Regeneration Department, and provides an ideal venue for watersports, mountain biking and Duke of Edinburgh training utilising its green spaces. Storage, training areas and changing facilities are available at the lakeside in council owned buildings. Development opportunities exist in the form of unused buildings in a highways depot for the safe storage of large items of equipment and the potential of an indoor climbing centre using external funding.

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16. Middlesbrough is well positioned to access venues for outdoor activities with close proximity to the North York Moors National Park, the River Tees, the Coast and the potential for the development of Middlehaven dock as a watersports venue. With a completely mobile provision access to venues such as the River Esk at Whitby and climbing venues is possible. There will be the opportunity to buy in the residential experience with choices and price flexibility,
17. Taking this option provides the opportunity to maintain and expand outdoor provision while avoiding need for major investment in the fabric of building and utilities. It addresses the provision of positive activities agenda under the governments Youth Matters by delivering under the Youth Offer and make use of under-utilised council facilities engaging with hard-to-reach young people in areas of high deprivation. This approach addresses the Mayor's Agenda, is based on evidence the principles of best value and create a safe, economic, fit for purpose outdoor education experience available town wide.

### Proposed Way Forward

18. The proposed way forward is to:
- Close Stainsacre Outdoor Education Centre from October 1<sup>st</sup> 2010. Bookings in the autumn/winter period are traditionally low and for those who may have made bookings for the spring/summer 2011 there is sufficient time to source alternative provision.
  - Seek to redeploy staff within Middlesbrough Council in accordance with agreed procedures and encourage partner Authorities to make suitable vacancies available to them. Failing that, terminate employment by reason of redundancy. There are two permanent management staff, five catering/domestic staff and other sessional and casual staff who will be affected by any decisions taken.
19. Transfer the management of the disposal of the property to Corporate Asset team to ensure the swift disposal of the property and the management of the legal/partnership issues.

### EQUALITY IMPACT ASSESSMENT

20. An Equality Impact Assessment was completed as part of the development of proposals and is appended to the report. The EIA found that there would be no adverse impact on the groups as a result of the decision. Overall there would be a positive impact as a result of the service's ability to provide a more flexible outdoor education service.

### OPTION APPRAISAL/RISK ASSESSMENT

21. **Do nothing** – doing nothing is not an option. Stainsacre as it currently stands is not fit for purpose. The building is in urgent need of repair to the roof, there is a long-standing issue of damp in the manager's cottage and the hot water system is currently running on the one remaining boiler that is operating. An estimate of in 2006 costed urgent work at £297.735.(Appendix 5 of Stainsacre Review). The work remains to be undertaken and it can be confidently predicted that the cost would be substantially more than the most recent estimate.



- The proceeds of sale may be a matter of contention between partners and will be subject to discussions affecting all the properties in the same category.
- There is uncertainty as to the basis of occupation of the managers house. If it is proved that it is "tied accommodation" then it may not be such problem. Recent experience has shown from dealing with caretaker cottages at schools that the paperwork if it exists at all is less than clear. Further investigation is required which has been started.
- A mental health group currently has a garden centre in the grounds selling items also grown on site . Legal opinion is that their right of occupation is tenuous and that they can be given notice to vacate the property.
- A public right of way passes through the middle of the property and the value of the land would increase if the same were diverted albeit at a cost.
- There may be grants that have been used to support Stainsacre. The most recent is the construction of the High Ropes Course. Legal opinion will be sought to establish this and determine if this is the case, what alternative options there are. This may be resolved if the property is sold as a going concern.
- Stainsacre sits within the North Yorkshire National Park and planning restrictions are likely to be imposed because of this.

## RECOMMENDATIONS

31. It is recommended that Executive:

- Note the history of Stainsacre and the financial pressures on the Council should the property remain as an Outdoor Education Centre and owned by the Council.
- Agree in principle to the proposals set out in this report in relation to close Stainsacre and develop outdoor education in Middlesbrough.
- Agree to a period of formal consultation with unions on the proposed changes.

## REASONS

32. To resolve the long standing issues of financial viability and the fabric of the buildings at Stainsacre.
33. To ensure the provision of outdoor education that meets the diverse range of needs of young people in Middlesbrough.

## BACKGROUND PAPERS

The following background papers were used in the preparation of this report:

- Stainsacre Hall Review: November 2009.

**AUTHOR: Richenda Broad**

**TEL NO: 01642 728601**

Address:

Website: <http://www.middlesbrough.gov.uk>



## Appendix 1

### Budget Pressures

#### **Pressures on the budgets.**

There are a number of factors that have had a direct effect on budgets in terms of additional costs and loss of income.

#### **Staffing issues.**

In June 2008 both the Cook and the Assistant Cook went on long term sick leave citing stress as a result of poor management and working conditions. Their sickness was managed and a return to work proposal developed. A plan could not be agreed and both staff were awarded a severance payment. The process took 12months. The effects on the budget were.

- Payment of salaries for 6 months at full pay and 3 months at half pay.
- Payment of severance.
- Back filling catering cover with other staff accruing additional paid hours.

#### **Replacement of windows.**

Funding was secured for the replacement of windows in the Hall. The project was due for completion at the end of March 2008. The works were finally completed in October 2008.

The Centre remained open to honour confirmed bookings using accommodation which was far from ideal with plywood boarded windows throughout the busy summer period. Remaining open brought in a large part of the £100,000 turnover. Closure would have resulted in no income representing a substantial overspend.

#### **General.**

Management and staff worked as a team to operate the provision in very difficult circumstances with no catering staff and challenging accommodation issues.

Much work was done to maintain the client base and expand the outdoor provision to compensate for the conditions.

NYMINDA  
15 OCT 2012



Appendix 2

Manager's residence condition report

Sue

Further to my site visit on the 18th March my initial findings are as follows: -

The manager's accommodation is a converted stable / outbuilding blocks & is constructed of 225mm solid brick external walls, slate roof, PVCU windows & doors.

Black mould to walls & ceilings was apparent throughout the building on all levels.

It was noted that several of the external gullies were blocked with silt. I would suggest that a full drain survey is carried out, all gullies & drains cleaned out & a Management note is given to the staff, for them to check & clean out these on a 6 monthly basis.

A damp proofing company should be instructed to visit the site & carry out a detailed survey as I believe that some of the walls have DPC's that have broken down or are non - existent. Similarly with the floor DPM, as it is apparent from the state of some of the laminate flooring to the ground floor that dampness is causing it to lift & move.

Some of the external render has been taken down to ground level thus bridging any DPC's & drawing ground water up & into the external structure. This should be hacked off at the point above any dpc & the exposed brickwork treated with proprietary damp - proofer.

Gutters & fallpipes around the building are in a poor state of repair & should be replaced or at least are cleaned, checked for leaks & RWP's secured to the walls.

The trickle vents to the PVCU windows were in a closed position. I instructed Mick Prior to ensure that these were opened & curtains pulled slightly open to ensure that the air flow is unrestricted to all rooms.

The Roof !!!!

Is showing signs of failure, I would recommend if not re-roofed immediately, then a roofer should be appointed to check all slates to ensure that all fixings are sound, as the exposed nature of the building would find any weaknesses. When the structure is re-roofed insulation would need to be installed at rafter level, as there is no roof insulation present within the existing building

I would suggest that consideration be given to providing a dehumidifier for the dwelling. It would need to be of a suitable size to cover the whole building or possibly 2 number smaller units to ensure adequate coverage. Please note that dehumidifiers are expensive to run & consideration should be given to who should be paying for its / their usage.

Regards

David  
David Winkcup  
Principal Architect  
Transport Design Services



Appendix 5

Building Condition Plan

STAINSACRE HALL.  
PROPERTY CONDITION.2009.

**PRIORITY WORK, IDENTIFIED.**  
**SURVEY DATE ; OCTOBER 5<sup>TH</sup> 2006**

Following are all Urgent or Essential work.

Cost @ 2006

**Main building**

• Replace boilers.	130,126
• Repair & replace roof as necessary	104,926
• Provide smoke screen doors.	17,696
• External painting	14,996
• Resurface drive/car park	9,773
• Replace doors rooms, 2,8,10,16.	3,318
• Render masonry	1,230
• Recreation hall fascia & soffits renew.	574

**CAMP SITE SHOWERS.**

• Install ventilation	2,949
• Replace wall heaters.	1,475
• Replace doors & windows	1,313
• Replace external lighting	186
• Renew all cubicle doors.	8,436.
• Replace water heater( male block).	737

**TOTAL. 297.735**

NYM/PA  
15 OCT 2012