

**REPORT OF:**        **HOUSING, HEALTH AND ECONOMIC DEVELOPMENT  
SERVICES MANAGER**

**TO:**                **EXECUTIVE**

**DATE:**            **10<sup>th</sup> DECEMBER, 2015**

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**WHITE GROVE GARAGE SITE, HARRISON DRIVE, COLNE  
DISPOSAL FOR AFFORDABLE HOUSING**

**PURPOSE OF REPORT**

To seek approval for the White Grove Garage Site, Harrison Drive, Colne to be disposed of under a negotiated procedure for the development of housing.

**RECOMMENDATIONS**

- (1)        To agree the disposal of land at White Grove Garage Site, Harrison Drive, Colne to Cawder Construction subject to a back-to-back agreement being in place with Housing Pendle.
- (2)        The Strategic Director be authorised to approve the negotiated terms for the disposal.

**REASONS FOR RECOMMENDATIONS**

To ensure the early development of the site and so that the affordable housing grant is not lost to Pendle.

**ISSUE**

1. At its meeting on 23<sup>rd</sup> October 2014 the Executive resolved that a number of areas of land across the Borough be declared surplus to the Council's requirements and marketed for sale. This included the White Grove Garage Site (Plan attached as Appendix 1). Housing Pendle have indicated an interest in developing the site for a mixture of affordable and market rent housing.

2. Housing Pendle have a provisional grant funding allocation from the Homes and Communities Agency (HCA) Affordable Homes Programme for 6 new affordable homes in Pendle. They have said that unless a site is found quickly the allocation may be lost to Pendle as it is an allocation to the wider Together Housing Group rather than just to Housing Pendle. We have been working with them to identify a site for this number of houses but have been unable to find a suitable site for 6 units. The White Grove Garage site could accommodate upto 12 properties. Housing Pendle have indicated that they would look to develop 6 homes for affordable rent on the site and an additional 6 homes for market rent, subject to Board approval. We have discussed with them whether the first 6 affordable homes could be developed as a first phase and further affordable homes developed at a later stage if funding could be secured. Due to the costs of the road infrastructure it would not be viable to develop the site in two phases.
3. Any development of the site would be subject to obtaining planning permission so the detailed design of the scheme would be considered by the Colne and District Committee. Subject to having all the necessary approvals in place the development of the site could begin next Spring.
4. Housing Pendle have said that they would wish Cawder Construction to develop the site for them as the site is too small for the contractors on their existing framework. Cawder are currently developing a housing scheme for Housing Pendle at Hope Mill in Barnoldswick.
5. Due to Housing Pendle's procurement regulations Cawder would need to buy the site from Pendle initially with a 'back-to-back' arrangement with Housing Pendle for them to then buy the site from Cawder.
6. If the site is sold in this way it will ensure that the affordable housing grant funding is not lost to Pendle and that additional affordable housing can be developed quickly. There is only one other Registered Provider seeking to develop new affordable housing in the Borough and they have indicated that they do not wish to develop in the Colne area so Housing Pendle are the only provider interested in the site.

## **IMPLICATIONS**

**Policy:** The scheme would support delivery of the Council's housing requirements identified in the Core Strategy

**Financial:** A capital receipt would be obtained for the site. Liberata will negotiate with Cawder Construction on the value of the land

**Legal:** None directly arising from this report

**Risk Management:** None directly arising from this report

**Health and Safety:** None directly arising from this report

**Sustainability:** None directly arising from this report

**Community Safety:** None directly arising from this report

**Equality and Diversity:** None directly arising from this report

## **APPENDICES**

1 – Plan of the site

## **LIST OF BACKGROUND PAPERS**

Executive Report 23<sup>rd</sup> October 2014



## Description

**WHITE GROVE GARAGE SITE,  
HARRISON DRIVE, COLNE**

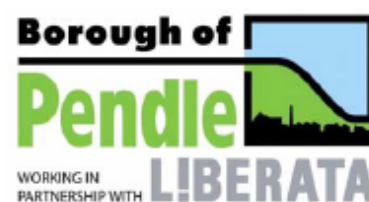
Area edged red approx. 2790 sq. mts.

Scale 1:1250

Drawing No. CO

Drawn By  
L.G.Date  
NOV, 2014

CAD Reference

WORKING IN  
PARTNERSHIP WITH
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