

REPORT FROM: HOUSING, HEALTH AND ECONOMIC DEVELOPMENT
SERVICES MANAGER

TO: EXECUTIVE

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FORMER COLNE HEALTH CENTRE AND COLNE CORNER SURGERY

PURPOSE OF REPORT

1. To obtain Executive approval to the funding of works to demolish the former Colne Heath Centre building and to ready the site for future development to enable comprehensive regeneration of the site to take place.
2. To obtain approval from the Executive to dispose of Colne Corner Surgery following a marketing exercise.

RECOMMENDATIONS

- (1) That the Executive agree funding to demolish the existing health centre building.
- (2) That the Executive agree to commence marketing the Corner Surgery for sale.
- (3) That the Executive agree that a public consultation will be held on the future use of the site when PEARL have drawn up options for the site

REASONS FOR RECOMMENDATIONS

- (1) Demolition of the existing former health centre building will provide a cleared site for future redevelopment in the town centre.
- (2) The Corner Surgery was acquired as part of a package that included the main health centre building and is surplus to requirements. Separated from the main health centre building and sitting within terraced retail properties, it is not possible for it to form part of the proposed development site.
- (3) Public consultation will help to ensure that the future use of the site has the support of local residents and businesses

ISSUE

Background

The former Colne Health Centre (and the Colne Corner Surgery) was closed to the public in May 2014, when the various health services were moved to new purpose built premises on Craddock Road. It has remained vacant for the past two years pending discussions between the Council and NHS Properties on the disposal of the property.

Members were concerned that the buildings would deteriorate and as such cause detriment to the town centre street scene and so negotiations were commenced to acquire the buildings. Members were also keen to have some control over the redevelopment of this prominent and important town centre site. Following protracted discussions with NHS Properties, the Council acquired the property in January 2016 along with the Corner Surgery for a combined price of £325,000, which was funded from an allocation in the 2015/16 capital programme.

The former Health Centre building is compartmentalised and built in single and two storey sections covering 90% of the site. The property contains 47 rooms of various sizes and shape and would be difficult and potentially uneconomical to convert into different commercial uses within the existing shell.

The Corner Surgery is a separate building located in a converted, traditionally constructed building to the rear corner of Richmond Court. The Council also acquired an area of Richmond Court which is currently used as outdoor public space. (Appendix 1 Site plan shows the corner surgery outlined in blue).

Vehicular and pedestrian access to the rear of the health centre and the Corner Surgery is taken from the Council's main town centre car park.

Former Health Centre building - demolition and clearance.

The building in its current form and position would only really be suitable for office use if the interior is adapted to provide less compartmentalisation. For similar reasons it would not lend itself to use for retailing without major remodelling and costly adaptation. In view of this, it is proposed to demolish the building and clear the site to allow some form of new build on the site.

Estimated costs for site clearance have been provided by the Council's Engineering Special Projects Section as follows:

- Demolition of former health centre building = £20,000
- Dealing with basements and voids = currently unknown
- Service disconnections = £2,500
- Asbestos survey = £3,000
- Removal of asbestos = £5,000 (unknown at this stage)
- Land treatment/security pending redevelopment = Currently unknown.

Allowing for prelims and contingencies = £35,000 (figure would be adjusted up or down dependant on presence of asbestos).

Subject to the relevant planning consent, the Executive is asked to agree to fund the demolition and site clearance to take place. The proposed demolition will remove an obsolete and vacant building to create a site ready for redevelopment.

Colne Corner Surgery

It is proposed that the Corner Surgery is offered to the market for disposal as it is surplus to requirements and could not readily be included in any redevelopment. In addition a privately owned retail property separates the two buildings and it forms part of a terraced row of shops.

Future redevelopment opportunities

If Members approve the recommendations herein it is proposed that PEARL (the Council's Joint Venture Partnership) will generate options for redevelopment. Further investigations into the viability for any future use of the site will then need to be undertaken before referring the matter back to Members. It is envisaged that a public consultation will be carried out, based on options drawn up by PEARL, before recommending a preferred option to Executive.

Recently there has been some successful regeneration projects in Colne, such as Shackleton Hall and more recently on-going work at Hartley Square (formerly Colne precinct), which is now fully occupied. It should be noted that vacancy rates in Colne town centre have reduced from 16.7% in 2011 to 11.9% in April 2015. The national average was 13% and the regional average was 17.3%. The town centre is therefore in a strong position comparably with other towns in the surrounding area, indicating that there is a potential demand for further retail or commercial development. The majority of units in the town are currently classed as A1 retail.

IMPLICATIONS

Policy: The proposals are in accordance with the current regeneration, economic growth, housing and planning policies adopted by the Council.

Financial: The financial implications of demolishing the building are set out in the main report. A capital receipt will be generated from the sale of the corner surgery (but see below about clawback).

Legal: A Claw Back Payment of 50% is due to NHS if the property or any part is sold within 3 years for a value in excess of the original purchase price. Some of the sale price of the corner surgery may need to be repaid depending upon the sale value.

Risk Management: Risk management would be controlled through the Council's existing procedures.

Health and Safety: All health and safety requirements will be observed though out the scheme

Sustainability: The demolition will allow the site to be comprehensively developed, which will support economic growth and the long term sustainability of Colne town centre.

Community Safety: The proposed demolition will remove a vacant building and create a site ready for development. Any future development will physically improve and create a more attractive, livelier and safer street scene.

Equality and Diversity:

APPENDICES

Appendix 1 – Site Plan

LIST OF BACKGROUND PAPERS

Appendix 1 – Site plan.



Description FORMER HEALTH CENTRE & CORNER SURGERY, MARKET STREET, COLNE			Borough of Pendle In partnership with Liberata PROPERTY SERVICES No. 1 Market Street, Nelson BB9 7LJ Tel: 01282 878787 Fax: 01282 878993
Scale 1:1000		Drawing No. CO	
Drawn By L.G.	Date MAY, 2016	CAD Reference	