

**REPORT FROM: CORPORATE DIRECTOR**

**TO: EXECUTIVE**

**DATE: 30<sup>th</sup> JUNE 2016**

**Report Author: Philip Mousdale**

**Tel. No: 01282661634**

**E-mail: Philip.mousdale@pendle.gov.uk**

## **TRANSFER OF COLNE TOWN HALL**

### **PURPOSE OF REPORT:**

To consider further the inclusion in the transfer of the first floor accommodation above the adjacent shops 2 and 4 Albert Road, and the shops themselves.

### **RECOMMENDATION**

That the first floor accommodation and the adjacent shops 2 and 4 Albert Road be included in the transfer subject to the Town Council covenanting to pay each to the Council a sum equivalent to the annual rent for a ten year period.

### **REASON FOR RECOMMENDATION**

In the interests of estate management whilst retaining income for the Council.

1. At the last meeting the Executive, in agreeing to the transfer of the Town Hall to the Town Council, asked that a report on the possible inclusion in the transfer of the first floor accommodation and the adjacent shops 2 and 4 Albert Road, Colne be submitted to this meeting.
2. The first floor accommodation is accessed from the Town Hall and is an integral part of it. The electrical and heating systems are part of the Town hall systems.
3. If the first floor were not included there would be blocking up costs and electric and heating termination works and the accommodation would be left with restricted access and no clear future use.
4. The two shops, 2 and 4 Albert Road, are independent of the Town Hall with their own services. However it arguably makes little sense for the Council to retain them when it is transferring all its adjoining property in the Town hall complex.

5. Against that there would be a loss of rental income (£8,600 per annum) if they were transferred. A compromise would be that they are included in the transfer but the Town Council covenants to pay each year to the Council a sum equivalent to the annual rent for a fixed period. It is suggested this period be ten years.

## **IMPLICATIONS**

<b>Policy:</b>	None arising from the report
<b>Financial:</b>	As explained above
<b>Legal:</b>	A covenant on the part of the Town Council to pay a sum equivalent to the annual rent for 10 years would be included in the transfer documentation.
<b>Risk Management:</b>	None arising from the report.
<b>Health and Safety:</b>	None arising from the report.
<b>Sustainability:</b>	None arising from the report.
<b>Community Safety:</b>	None arising from the report.
<b>Equality and Diversity:</b>	None arising from the report.