



**REPORT FROM: HOUSING, HEALTH AND ECONOMIC DEVELOPMENT  
MANAGER**

**TO: EXECUTIVE**

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## **BANKHOUSE ROAD SITE, NELSON**

### **PURPOSE OF REPORT**

To seek Executive approval to agree, in principle, to the disposal of part of the Bankhouse Road site to the emerging Bradley Community Land Trust subject to a viable proposal being submitted to the Council for consideration.

### **RECOMMENDATIONS**

1. That the Executive agree, in principle, to the disposal of part of the Bankhouse Road site to the emerging Bradley Community Land Trust subject to a viable proposal being submitted to the Council for consideration.
2. That a future report regarding the proposal be brought to the Executive so that a final decision can be made.

### **REASONS FOR RECOMMENDATIONS**

1. To give the emerging Bradley Community Land Trust an indication of the Council's commitment to potentially disposing of land to them prior to the Trust committing expenditure on feasibility/viability work.
2. To enable the Council to make a final, informed decision.

## Background

1. As part of the former Housing Renewal Programme, the Council committed to the acquisition and demolition of housing on a fairly large site off Bankhouse Road in Nelson (see plan 1).
2. The Council has acquired and cleared the majority of terraced housing on this site, with just one vacant property remaining in private ownership and two rows of terraced housing still standing.
3. The Bradley Area Action Plan (part of the Pendle Local Plan) identifies this land as a key development site for new housing which can help to extend and diversify both the choice and quality of housing in the area and the Council is committed to achieving this.

## Issue

4. The Council has been approached by the emerging Bradley Community Land Trust (CLT), who have expressed an interest in developing new houses on part of this site (see Plan 1). The CLT is being established by the Bradley Big Local Partnership, a resident led partnership established in 2014, made up of local residents, community groups and other partner organisations. An update report regarding the Bradley Big Local was brought to the Executive in February 2017.
5. Bradley Big Local has been awarded £1 million of lottery funding over the next 10 years to undertake specific projects across Bradley. An Action Plan, outlining how this funding will be spent, has been agreed and one of the key themes within the Plan is to improve the type and quality of housing available within the local area. Another key theme is the establishment of the CLT, which will hold any locally transferred assets or assets purchased by the Bradley Big Local Partnership on behalf of the residents of Bradley. The CLT will also be the vehicle through which capital projects will be undertaken on behalf of the Big Local Partnership.
6. The CLT are keen to explore the feasibility of developing new housing which meets the needs of the local community on part of the site off Bankhouse Road. They have funding available to undertake this feasibility work and to finance all/part of the development, but would like some commitment from the Council regarding the future disposal of the land to them before they commit to spending money on seeking professional advice.
7. The area of land highlighted on Plan 1 is fairly self-contained and, if it were to be disposed of to the CLT, this would not detract from the redevelopment of the wider site in the future. It is therefore recommended that the Executive agree, in principle, to the disposal of part of the Bankhouse Road site to the Bradley CLT subject to a viable proposal being submitted to the Council for further consideration. Council officers will support the CLT Board in carrying out this work where resources allow. Progress will be reviewed and a further report will be brought back to the Executive in six months' time.

## IMPLICATIONS

**Policy:** The Bankhouse Road site is allocated for new housing development within the Bradley Area Action Plan (one of a suite of documents which forms the Pendle Local Plan).

**Financial:** None as a result of this report.

**Legal:** The Council owns the freehold interest in the land edged red in Plan 1.

**Risk Management:** None as a result of this report.

**Health and Safety:** None as a result of this report.

**Sustainability:** None as a result of this report.

**Community Safety:** None as a result of this report.

**Equality and Diversity:** None as a result of this report.

## **APPENDICES**

Plan 1: Bankhouse Road redevelopment site

## **LIST OF BACKGROUND PAPERS**