

REPORT FROM: CORPORATE DIRECTOR

TO: TRANSFER OF SERVICES AND FACILITIES TO TOWN AND PARISH COUNCILS COMMITTEE

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GARAGE SITES

PURPOSE OF REPORT:

To report the Area Committee resolutions regarding the possible transfer of garage sites to Town and Parish Councils.

RECOMMENDATION

That no further transfers of garages sites be agreed.

REASON FOR RECOMMENDATION

To maintain the Council's income.

1. At the last meeting it was resolved:
 - (1) That officers be asked to identify any garage sites which could potentially be developed and these be removed from the list.
 - (2) That the tenants of the smaller garage sites remaining on the list, consisting of one or two garages, be invited to purchase the sites prior to them being offered to the Town and Parish Councils.
 - (3) That the revised list of garage site be circulated to Area Committees for comment.
 - (4) That it be agreed that the 3 garage sites in Trawden be transferred to Trawden Forest Parish Council.

2. The Area Committees considered these lists and resolved:

Nelson Committee (9th May, 2016)

(1) That the garage site adjacent to 12 Lee Road, Nelson be included on the list of sites.

(2) That the tenants of the following garage sites be invited to purchase the sites:

- (a) Back Bamford Street, Nelson
- (b) Barkerhouse Road, Nelson
- (c) Clayton Street, Nelson
- (d) Lee Road, Nelson

Brierfield and Reedley Committee (10th May, 2016)

That the tenants of the following garage sites be invited to purchase the sites prior to them Being offered to the Town Council –

- Pickering Street, Brierfield
- Union Street, Brierfield

West Craven Committee (10th May, 2016)

That the list of garage sites with comments be noted.

Barrowford and Western Parishes Committee (12th May, 2016)

That the Transfer of Services and Facilities to Town and Parishes Committee be recommended that Rushton Street Garage site be offered to Barrowford Parish Council subject to there being no significant repairs or financial outlay required.

Colne and District Committee (12th May, 2016)

That the matter be referred back to the Transfer of Services and Facilities to Town and Parish Councils Committee for clarification.

3. In a previous report the Committee was advised that approval has already been given for the transfer to Barrowford Parish Council of the small site at 3 Hilltop and the small site between Pendle Street and Holme Street. Approval has also been given for the two sites at Cottontree and the site at Ash Villa to be transferred to Trawden Forest Parish Council with effect from 1st April, 2016.
4. The budgeted total rental income from garage sites in the current year is £88,890. This follows a 10% increase agreed by the Executive with effect from 1st April. As such it is an appreciable contribution to the Council's income from fees and charges. One of the strands of the Medium Term Financial Strategy to combat the reduction in the Council's funding is to grow income wherever possible.
5. Taking into account the agreed 10% rise and assuming full occupancy the Council will lose around £6,500 a year as a result of the decisions on the Barrowford and Trawden sites.
6. Further transfers would lead to yet more loss of income that the Council would find very difficult if not impossible to make up from elsewhere.

7. Officers can therefore only advise that no further transfers of garages sites be agreed.

IMPLICATIONS

Policy:	There is a conflict in this instance between the Council's policy of seeking to transfer facilities to town and parish councils and its need to maintain and grow income.
Financial:	These are set out in paragraphs 3 and 4.
Legal:	None arising from the report.
Risk Management:	None arising from the report.
Health and Safety:	None arising from the report.
Sustainability:	None arising from the report.
Community Safety:	None arising from the report.
Equality and Diversity:	None arising from the report.