

REPORT FROM: STRATEGIC DIRECTOR

TO: EXECUTIVE

DATE: 25th MAY 2017

Report Author: Judith Stockton/Jen Rawsthorne

Tel No: 01282 661040 / 878934

E-mail: judith.stockton@pendle.gov.uk / jen.rawsthorne@liberata.com

LAND AT BAMFORD STREET, NELSON

PURPOSE OF REPORT

To request the Executive accept the highest offers received for the plots on the Bamford Street site.

RECOMMENDATION

That the Executive accept the highest offers received for the plots on the site, subject to the bidders providing the further evidence requested within 4 weeks of the date of this meeting.

REASON FOR RECOMMENDATION

To achieve a capital receipt, fulfil the aims of the Right to Build scheme and reduce liabilities for the Council.

BACKGROUND

1. At a meeting of the Executive on 23rd October 2014 it was resolved that the land at Bamford Street be declared surplus to the Council's requirements in order for it to be marketed for sale and that a planning application be submitted.
2. As reported to the Executive in May 2015, this site was one of a number of Council owned sites assessed for its suitability to provide self/custom build housing plots as part of the Council's work as a 'Right to Build' Vanguard authority (identifying demand for self and custom build in the borough and trying to bring forward plots to help meet this demand). This site was deemed to be the most suitable and outline planning permission for residential development of up to five dwelling houses was secured in January 2016.
3. The Council promoted the fact that it intended to sell the site as five individual building plots during summer 2016. Anyone interested in bidding for a plot was asked to register their details on the Council's Self and Custom Housebuilding Register. Further details about the site and the process for buying a plot were then sent out to everyone on our

register (approx. 125 people) in late Autumn 2016. Sealed bids were invited by 31st January 2017.

4. As part of the sale process, interested parties were allowed to bid on more than one plot, but had to state their order of preference as only one plot would be allocated to a bidder. Houses built under the Right to Build must be the owners main residence and cannot be built for someone else or built speculatively to be sold on.

ISSUE

5. Several people did submit bids for more than one plot in an order of preference. The table below details the offers which are recommended to be accepted on the plots (highlighted in bold) once this order of preference has been taken into account.

Plot Number	Offers received			
	Bidder 1	Bidder 2	Bidder 3	Bidder 4 (requested both plots or nothing)
Plot 1	£21,000 (1 st choice)	£21,000	£18,500	
Plot 2	£21,000 (2nd choice)			
Plot 3	£21,000 (3 rd choice)			
Plot 4	£21,000 (4 th choice)		£16,250	£14,000
Plot 5	£21,000 (5 th choice)		£19,000 (1st choice)	£16,000

6. The bidders were asked to provide supporting information regarding their ability to finance their purchase and the build, but we are still waiting for some information. Members are asked to accept the highest offers received on plots 1, 2 and 5, subject to the bidders providing the further evidence requested within 4 weeks of the date of this meeting. Any remaining plots will be re-marketed for sale as a self/custom build opportunity.

IMPLICATIONS

Policy: The Council identifies surplus land and property for inclusion in its Disposal Programme to support its Capital Programme. It is proposed that the land be sold under the 'Right to Build' initiative.

Financial: The disposal of the land will result in a capital receipt for the Council and an end of liabilities arising from the subject plots.

Legal: No legal implications are considered to arise other than as stated in the report.

Risk Management: On disposal of the land the risks and liabilities for the Council will cease.

Health and Safety: No implications are considered to arise directly from this report.

Sustainability: No implications are considered to arise directly from this report.

Community Safety: See risk management.

Equality and Diversity: No implications are considered to arise directly from this report.

APPENDIX

Location plan – Land at Bamford Street, Nelson

LIST OF BACKGROUND PAPERS

None