

REPORT OF: HOUSING, HEALTH AND ECONOMIC DEVELOPMENT SERVICES MANAGER

TO: EXECUTIVE

DATE: 14th DECEMBER, 2017

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SITES IN COLNE DISPOSAL FOR AFFORDABLE HOUSING

PURPOSE OF REPORT

To seek approval for the Bold Street/Colne Lane and Hawley Street/Knotts Lane sites in Colne to be disposed of under a negotiated procedure for the development of affordable housing.

RECOMMENDATIONS

- (1) To agree the disposal of land at Bold Street/Colne Lane and Hawley Street/Knotts Lane, Colne to Together Housing for the development of affordable housing.
- (2) The Strategic Director be authorised to approve the negotiated terms for the disposal.

REASON FOR RECOMMENDATIONS

To ensure the early development of the sites and that affordable housing grant is retained within Pendle.

ISSUE

1. At its meeting on 23rd October 2014 the Executive resolved that a number of areas of land across the Borough be declared surplus to the Council's requirements and be marketed for sale. This included land at Bold Street/Colne Lane and land at Hawley Street/Knotts Lane (Plans attached at Appendix 1).
2. Together Housing have indicated that they would like to acquire these sites to develop them for affordable housing. The Bold Street/Colne Lane site would be developed for a mix of housing and apartments with the apartments being for older people. The Hawley

Street/Knotts Lane site would be developed for housing. Sketch schemes have indicated that upto 17 houses and apartments could be developed across the two sites, subject to Planning.

3. Together Housing have a grant funding allocation from the Homes and Communities Agency (HCA) Shared Ownership and Affordable Homes Programme (2016-21) to develop new housing. This funding can be spent across a number of local authority areas but Together Housing are keen to develop sites in Pendle if appropriate sites can be identified. As members are aware, we are working with PEARL2 to develop a new Joint Venture with Together Housing to build further housing. It has been agreed with PEARL2 that some smaller sites might be developed outside of the Joint Venture to give opportunities for smaller local developers/contractors. Together have indicated that they would like a local contractor to build the properties.
4. Any development of these sites would be subject to obtaining planning permission, so the detailed design of the scheme would be considered by the Colne and District Committee. Subject to having all the necessary approvals in place the development of the sites could begin next Spring.
5. If the sites are sold in this way it will ensure that affordable housing grant funding is retained within Pendle and that additional affordable housing can be developed quickly.

IMPLICATIONS

Policy: The scheme would support delivery of the Council's housing requirements identified in the Core Strategy

Financial: A capital receipt would be obtained for the site. Liberata will negotiate with Together Housing to agree the value of the land

Legal: None directly arising from this report

Risk Management: None directly arising from this report

Health and Safety: None directly arising from this report

Sustainability: None directly arising from this report

Community Safety: None directly arising from this report

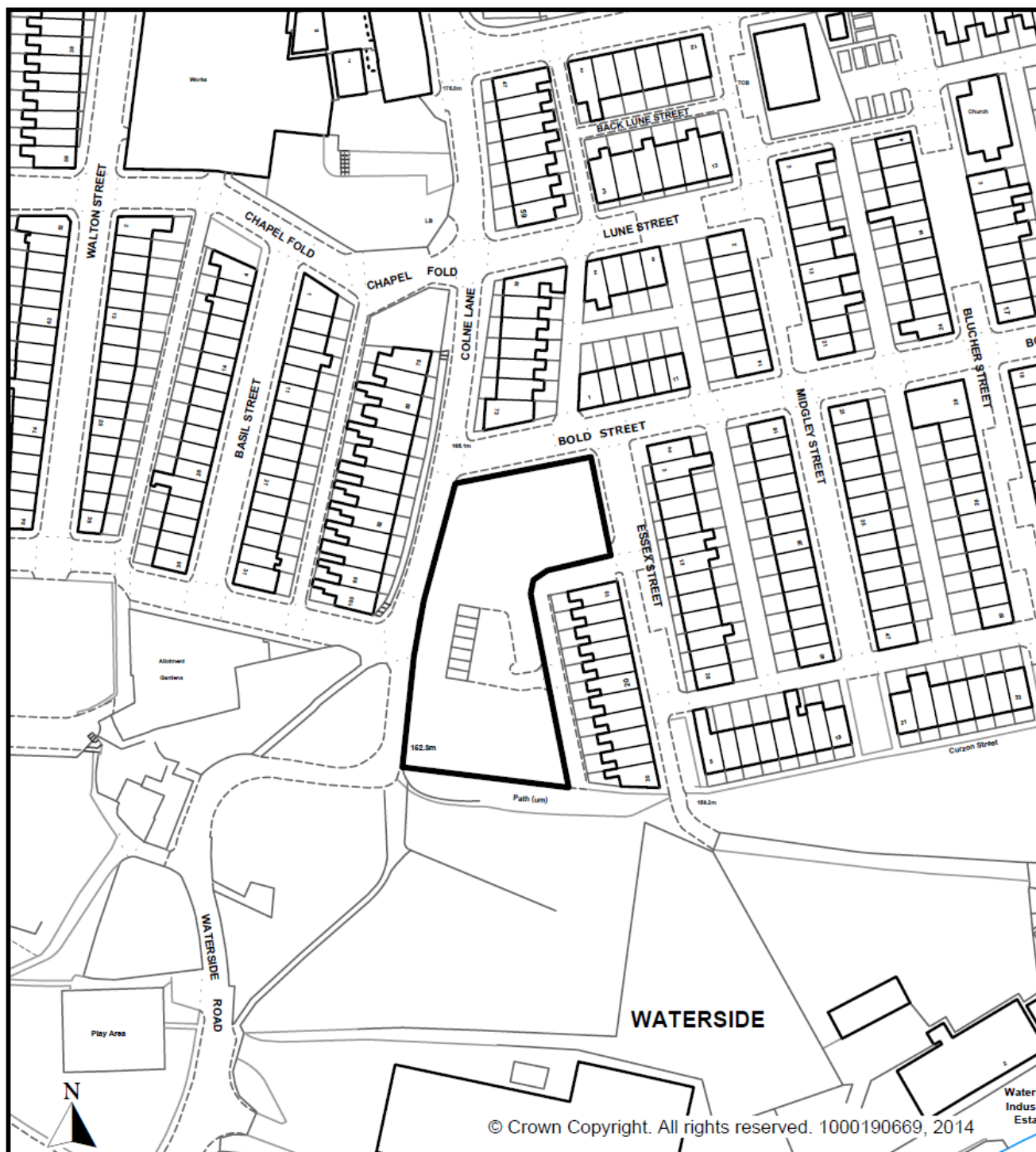
Equality and Diversity: None directly arising from this report

APPENDICES

1 – Plans of the sites

LIST OF BACKGROUND PAPERS

Executive Report 23rd October 2014



Description

**LAND AT BOLD STREET & COLNE LANE,
COLNE**

Scale 1;1250

Drawing No. **CO**

Drawn By
L.G.

Date
JULY, 2014

CAD Reference

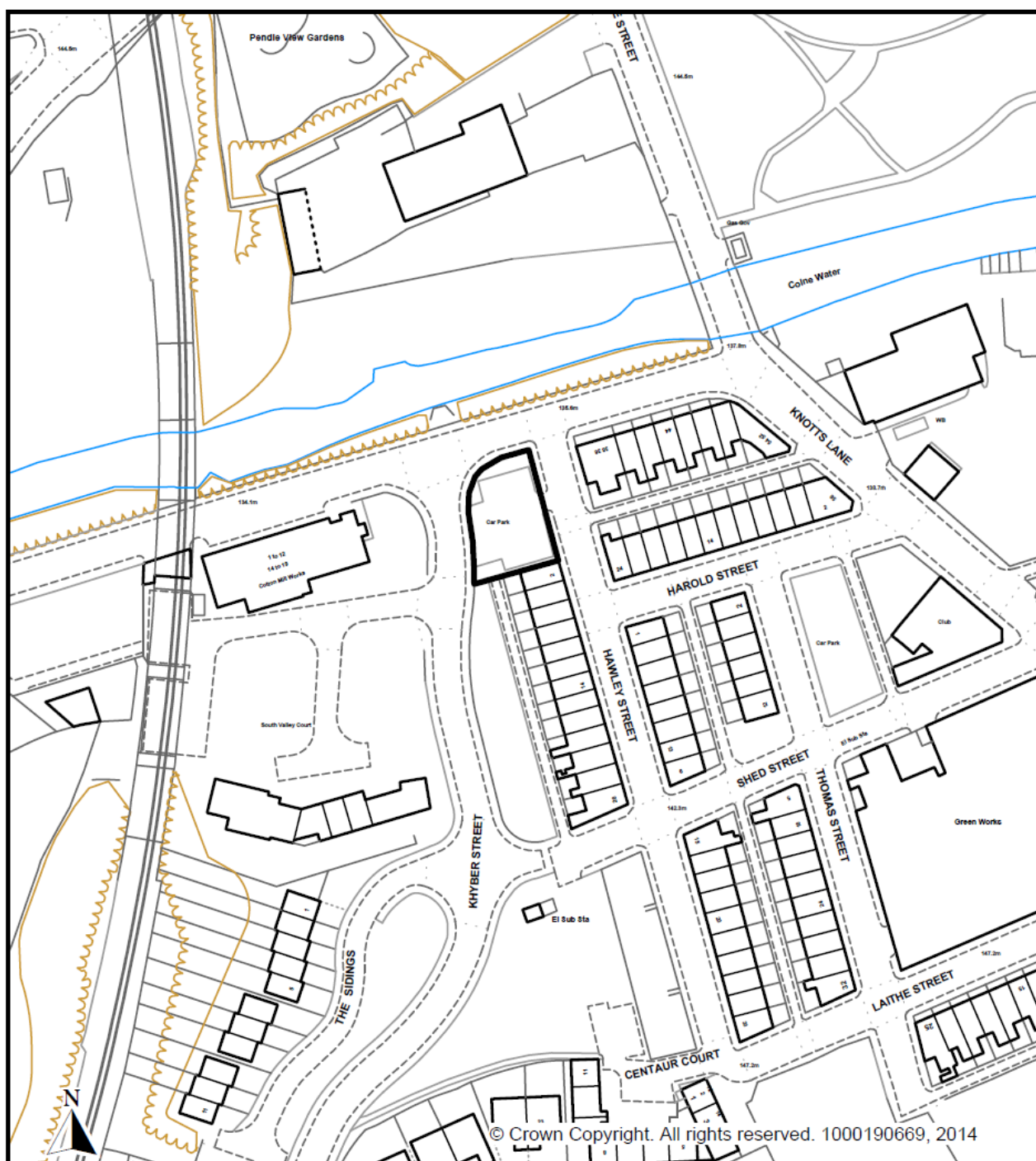
Borough of
Pendle
WORKING IN
PARTNERSHIP WITH
LIBERATA


PROPERTY SERVICES

No. 1 Market Street,
Nelson BB9 7LJ

Tel: 01282 878787

Fax: 01282 878993



Description			 <p>Borough of Pendle</p> <p>WORKING IN PARTNERSHIP WITH LIBERATA</p> <p>PROPERTY SERVICES</p> <p>No. 1 Market Street, Nelson BB9 7LJ</p> <p>Tel: 01282 878787 Fax: 01282 878993</p>
LAND AT HAWLEY STREET/KNOTTS LANE, COLNE			
Scale	1:1250	Drawing No.	
		CO	
Drawn By	Date	CAD Reference	
L.G.	AUG. 2014		