

REPORT FROM: CHIEF EXECUTIVE
TO: POLICY AND RESOURCES COMMITTEE
DATE: 26TH JUNE 2018

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20 SCOTLAND ROAD, NELSON

PURPOSE OF REPORT

To request the Policy and Resources Committee to consider granting a lease to an interested party for the property shown edged black on the plan.

RECOMMENDATION

That Members' consider granting a 3 year lease of 20 Scotland Road to Building Bridges Pendle and that the Chief Executive be authorised to negotiate terms.

REASON FOR RECOMMENDATION

Negotiation of lease terms would result in a vacant property becoming occupied, and would allow the interested party to offer additional services and bring a community benefit to the area.

BACKGROUND

1. The property was occupied until January 2018 on a lease at an annual rent of £6,500 and since then the property has been advertised 'To Let' at an asking rent of £6,375 per annum, and two offers have been submitted at £6,240 and £1,800 per annum respectively.
2. The offer at £6,240 per annum is from an existing business for a two year lease, and the other offer is from Building Bridges Pendle for a 3 year lease at a rent of £1800 per annum. Building Bridges occupy the Council owned property at 19 Market Square on a 5 year lease from 1st April 2014 at an annual rent of £1400, and the proposal is to re-locate to 20 Scotland Road. They have said this would allow them to offer in-house services and that it would bring a community benefit to this area of Nelson.
3. Building Bridges and the Council for Voluntary Services (CVS) are looking at moving into the County Council owned Apprenticeship and Training Centre at 39-41 Scotland Road, Nelson. If this is not feasible for them it is proposed for Building Bridges to relocate to 20 Scotland Road and the CVS to move into 19 Market Square.

ISSUE

4. A letting would result in a vacant property being brought into use and would allow Building Bridges Pendle to offer additional services. The Council works closely with Building Bridges and will continue to do so. Local community groups, voluntary groups and members of the community would benefit from the proposed arrangement, and CVS would have a more prominent presence in the town centre. The amount offered is substantially below the other offer and it is proposed that terms be negotiated.

IMPLICATIONS

Policy: No policy implications are considered to arise from this report.

Financial: A rental income and no further liabilities for the Council.

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

Risk Management: On letting of the property the risks and liabilities will reduce for the Council.

Health and Safety: See Risk Management

Climate Change: No implications are considered to arise directly from this report

Community Safety: A letting of this property will reduce the risks of trespass and vandalism..

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

APPENDICES

Location plan

LIST OF BACKGROUND PAPERS

None