

REPORT FROM: CHIEF EXECUTIVE

TO: POLICY AND RESOURCES COMMITTEE

DATE: 26th JUNE 2018

Report Author: Hywel Lebbon

Tel No: 01282 878939

E-mail: hywellebbon@liberata.com

2B KEIGHLEY ROAD, COLNE

PURPOSE OF REPORT

To report interest from two parties in buying the property shown edged black on the plan and to request approval from the Policy and Resources Committee to invite proposals from both parties.

RECOMMENDATION

That the Chief Executive be authorised to invite proposals for development from two interested parties.

REASON FOR RECOMMENDATION

To allow proposals to be considered which would result in a capital receipt and vacant properties being brought back into use.

BACKGROUND

1. The property has been used as a nightclub for a number of years and the most recent tenant vacated in April 2017 having been in occupation for 4 years. The most recent and previous tenant vacated due to issues with rent arrears, and both reported that trade had been poor and that they had been unable to compete with the Public House on the opposite side of the road extending its opening hours.
2. Most of the window openings at 2B Keighley Road are blocked up due to its use as a nightclub and the property has not been upgraded for some time. 2B Keighley Road and the adjoining privately owned Tower Buildings have been identified by Colne Town Council as being problem buildings. Colne Area Committee have also requested a report on the long term future of 2B Keighley Road and what can be done to prevent it turning into an eyesore.
3. Two separate parties have expressed an interest in purchasing 2B Keighley Road for development as part of a larger development scheme. The interest is from the prospective purchaser of the Tower Buildings and the owner of the adjoining builders yard.

4. The prospective purchaser of the Tower Buildings is proposing to create retail units and flats to the Tower Buildings, and for 2B Keighley Road to have a covered parking area to the ground floor and flats above with the property re-roofed to include roof-top gardens. The proposal from the owner of the builders yard is to demolish their existing timber workshop to build retail units and flats, and for 2B Keighley Road to be demolished to create a parking area.

ISSUE

5. The property is vacant and the previous occupiers have had issues with rent arrears and poor trade. There would be very low demand for the property as a nightclub and substantial alterations would be required to continue this use or for an alternative use. Disposal to an interested party and completion of a redevelopment proposal would allow vacant properties to be brought into use and an improvement to this area of Colne.

IMPLICATIONS

Policy: The Council seeks to identify surplus property for inclusion in its disposal programme in order to achieve capital receipts.

Financial: A sale of the property would result in a capital receipt for the Council.

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

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

Health and Safety: See Risk Management

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

Community Safety: Disposal of this property would remove the risks of trespass and vandalism and bring two properties back into use.

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

APPENDICES

Location plan

LIST OF BACKGROUND PAPERS

None