

**REPORT FROM: CHIEF EXECUTIVE**

**TO: POLICY AND RESOURCES COMMITTEE**

**DATE: 18<sup>th</sup> SEPTEMBER 2018**

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**19 MARKET SQUARE, 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 19 Market Square to Burnley, Pendle and Rossendale Council for Voluntary Service (CVS) and that the Chief Executive be authorised to negotiate terms.

**REASON FOR RECOMMENDATION**

19 Market Square is to be vacated and negotiation of lease terms would result in continued occupation of the property and a benefit to the community.

**BACKGROUND**

1. The property has been occupied by Building Bridges Pendle for a number of years and they are to vacate the premises further to a resolution by the Policy and Resources Committee on 24<sup>th</sup> June 2018 that they be granted a 3 year lease for 20 Scotland Road, Nelson. Building Bridges currently occupy 19 Market Square on a 5 year lease from 1<sup>st</sup> April 2014 at an annual rent of £1400.
2. The CVS were looking at moving into the County Council owned Apprenticeship and Training Centre at 39-41 Scotland Road, Nelson, but if this was not feasible the proposal was for them to move into 19 Market Square. 39-41 Scotland Road is not feasible for the CVS, and there has also been interest in 19 Market Square from Pendle Womens Forum who occupy the adjoining 21 Market Square and the rear ground floor office at 19 Market Square. Both parties were asked in early July to submit their proposals.
3. A proposal has been submitted by the CVS to enter into a 3 year lease at an annual rent of £1600, but Pendle Womens Forum have not submitted a proposal. The CVS are proposing

to have a full time base at 19 Market Square from which they would deliver services to the community including volunteer support, community engagement and community group support.

## ISSUE

4. A letting would result in a property which is to become vacant remaining occupied and in the CVS having a more prominent presence in Pendle. Local community groups, voluntary groups and members of the community would benefit from a letting to the CVS.

## IMPLICATIONS

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

**Financial:** The continuation of a rental income 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 risk 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