



**REPORT FROM: HOUSING, HEALTH AND ENGINEERING SERVICES  
MANAGER**

**TO: POLICY AND RESOURCES COMMITTEE**

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## **BANKHOUSE ROAD SITE, NELSON**

### **PURPOSE OF REPORT**

To seek approval for the Council to work exclusively with Calico Homes for a period of 9 months on proposals for a housing scheme, including Extra Care, for the Bankhouse Road site in Nelson.

### **RECOMMENDATIONS**

- 1) That Committee agree the Council work exclusively with Calico Homes to:
  - a) Work up the details of a housing scheme including Extra Care for the Bankhouse Road site in Nelson,
  - b) Develop the legal terms under which the scheme will be developed and delivered.
- 2) That a proposal is brought is brought back to this Committee for agreement by September 2020.

### **REASONS FOR RECOMMENDATIONS**

- 1) To give Calico Homes the confidence to invest their time and resources into progressing the scheme to the next stage.
- 2) To keep members up to date with progress and to give a defined time period in which to bring back a proposal for the site.

## **Background**

1. In December 2016, the Executive agreed that a soft market testing exercise be carried out on the Bankhouse Road redevelopment site in Nelson. The site was assembled by the Council under the Housing Market Renewal Programme and it has remained vacant for a number of years.
2. In 2018 it was agreed that a small portion of the site be disposed of to the Bradley Community Land Trust for the development of 4 affordable houses. Work on the development of these houses has recently started and is due to complete next year.
3. A large portion of the site remains to be developed (see plan in Appendix 1).

## **Soft market testing results**

1. The purpose of the soft market testing exercise was to help shape our approach to how we deal with the site and procure a potential developer.
2. The site was promoted at a Pennine Lancashire 'developer day' held in 2017. The event brought together a wide range of national, regional and local housebuilders to promote the availability of key housing sites within the sub-region. Unfortunately the event did not generate any interest in this site.
3. The Council's joint venture company PEARL2 have also looked at the site for market housing but this proved to be unviable.
4. Since then, the new Lancashire County Council Extra Care Strategy has been published and Pendle Council's Housing Strategy has been refreshed. Lancashire County Council are keen to work with districts to see at least one Extra Care scheme developed in each borough. Extra Care housing is aimed at the over 55's. It provides the opportunity for independent living (i.e. in your own apartment / dwelling) but with varying levels of care and support available on site. Developments include shared/communal areas for residents to socialise and take part in organised activities, should they wish.
5. It is felt that the location of this site is highly suited to such a scheme due to its proximity to local shops and services (transport, health, leisure, etc) in and around Nelson town centre. The preference is, therefore, for the site to be considered for that use.
6. The Council has been in discussion with several providers of supported housing regarding the redevelopment of the site for an Extra Care housing scheme.
7. Progress with the parties interested in Extra Care has been varied. Homelife, who are delivering a supported housing scheme on Argyll Street and Bright Street in Colne, have submitted a proposal to the Council but it would result in only part of the site being developed (the most favourable part). The Council would need to find an alternative use for the remainder of the site.
8. PEARL/Together Housing have looked at the site, but have been unable to commit to a scheme at this stage. Whilst they can see the merits of the site for Extra Care and some initial discussions have taken place with them, no proposals have been developed.

9. Calico Homes have engaged with the Council to undertake some initial design and feasibility work on the site, the outcome of which is positive. As a result, they have written to the Council to formally express their interest in working with us to deliver a development which would cover the whole site.
10. Calico are keen to take the project to the next stage, which will involve establishing a Core Project Team including representatives from Calico, Pendle Council and other relevant partners. There is also a need for them to engage specialist consultants, e.g. architects, engineers, etc, to carry out site investigations to further develop the design and ultimately work towards a detailed planning application. This will involve the commitment of time and significant financial resources.
11. To give Calico the confidence to move forward and make this investment, it is recommended that the Council now work exclusively with them to:
  - agree the legal terms upon which the scheme would be developed and delivered;
  - work up and bring forward more detailed proposals for the site.
12. It is proposed that a 9 month period of 'exclusivity' is allowed for this work to be done.

## **IMPLICATIONS**

**Policy:** The Bankhouse Road site is allocated for new housing development within the Bradley Area Action Plan (one of a suite of documents which forms the Pendle Local Plan).

**Financial:** The Council have secured some funding through the OPE7 programme to support the development of plans for an Extra Care scheme on the site. This funding will support some of the necessary site investigation work needed to move the scheme forwards.

**Legal:** None as a result of this report.

**Risk Management:** None as a result of this report.

**Health and Safety:** None as a result of this report.

**Sustainability:** None as a result of this report.

**Community Safety:** None as a result of this report.

**Equality and Diversity:** None as a result of this report.

## **APPENDICES**

Location Plan: Bankhouse Road site

## **LIST OF BACKGROUND PAPERS**

Bankhouse Rd Site, Nelson – Report to Executive December 2016