

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

**TO:** POLICY AND RESOURCES COMMITTEE

**DATE:** 19<sup>th</sup> MARCH, 2020

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## HARRISON DRIVE, COLNE

### PURPOSE OF REPORT

To seek approval for the Harrison Drive site 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 Harrison Drive to Together Housing for the development of affordable housing by PEARL Together.
- (2) The Corporate Director be authorised to approve the negotiated terms for the disposal.

### REASON FOR RECOMMENDATIONS

To ensure the early development of the site for affordable housing grant

### ISSUE

1. At its meeting on 19<sup>th</sup> October 2017 the Executive resolved to declare land at Harrison Drive, Colne surplus to requirements and available for disposal. Since then we have been working with our Joint Venture partnership PEARL Together to bring the site forward for development. This has been reported to members through update reports on the PEARL Development Programme.
2. On 30<sup>th</sup> January 2020 Policy & Resources Committee resolved that the Planning, Economic Development and Regulatory Services Manager be granted delegated authority to grant planning permission for 79 houses and associated external works,

subject to a number of conditions. Planning permission was granted on 5<sup>th</sup> February 2020.

3. It was originally intended that the land would be acquired by PEARL Together from Pendle Council and the properties then sold to Together Housing on completion. To keep legal costs down and support scheme viability it makes more sense for Together Housing to buy the land themselves and then contract with PEARL Together to carry out the development.
4. Together Housing have obtained funding from Homes England to deliver all units as affordable housing. They are also seeking European (ESIF) funding to improve the environmental sustainability of the properties. In order to give confidence to their funders that they can deliver the scheme quickly they are keen to complete a purchase of the land as soon as possible.
5. It is recommended that the land is sold to Together Housing under a negotiated procedure, to ensure early delivery of the scheme whilst still ensuring a market value is achieved for the site.

## **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

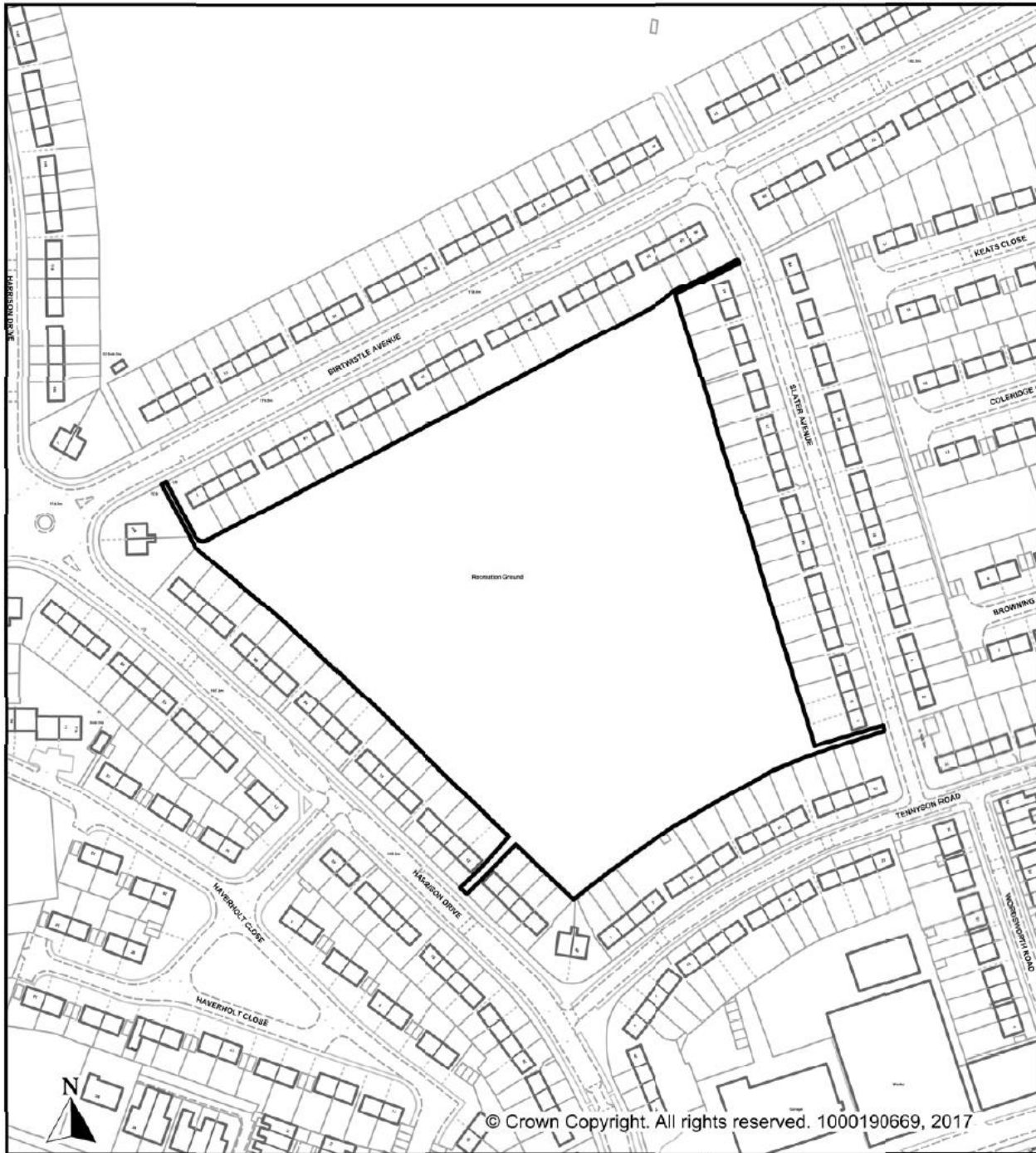
**Equality and Diversity:** None directly arising from this report


## **APPENDICES**

1 – Plan of the site

## **LIST OF BACKGROUND PAPERS**

Executive Report 19<sup>th</sup> October 2017



<p>Description</p> <p><b>HARRISON DRIVE RECREATION GROUND, COLNE</b></p> <p>AREA EDGED BLACK APPROX. 2.80 ha.</p>		<p><b>Borough of</b></p>  <p><b>Pendle Liberata</b></p> <p><b>Property Services</b></p> <p>No. 1 Market Street, Nelson BB9 7LJ Tel: 01282 878787 Fax: 01282 878993</p>		
Scale	1:2000		Drawing No.	<b>CO</b>
Drawn By	Date		CAD Reference	
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