

REPORT FROM: HOUSING, HEALTH AND ENGINEERING SERVICES
MANAGER

TO: POLICY AND RESOURCES COMMITTEE

DATE: 28th OCTOBER, 2020

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LAND AND PROPERTY ASSET MANAGEMENT

PURPOSE OF REPORT

To provide an update on progress with delivery of the Land and Property Asset Management Strategy.

RECOMMENDATIONS

The Committee is asked to:

1. Note the progress with delivery of the Land and Property Asset Management Strategy 2019/22.
2. Agree to removing the following sites from the disposals programme:
 - Berkeley St/ Canal, Brierfield
 - Quaker Rise, Brierfield
 - Tyseley Grove, Earby
 - Adj. 26 Poplar Street, Nelson
3. Agree to a report being submitted to a future meeting proposing that further sites are declared surplus.

REASON FOR RECOMMENDATIONS

To ensure the efficient and effective use of the Council's Land & Property Assets.

ISSUE

1. The Land & Property Asset Management Strategy 2019-22 was approved by Policy & Resources Committee on 28th May 2019. Its aim is to make the best use out of our land & property assets to support the delivery of services through generating income, reducing revenue costs and generating capital receipts.
2. At 1st April 2019 the Council's asset base comprised 782 property assets with a value of £51.5m. Since then 11 sites that had been declared surplus have been sold with a total receipt of £985,316 (Appendix 1). A further 18 assets have been transferred to Town & Parish Councils with a combined asset value of £355,331 (Appendix 2).
3. Despite annual additions to the disposal programme the progress of disposal and redevelopment has often been slow. This is due to a number of factors including low values, abnormal development costs, the need to progress compulsory purchase to assemble sites and difficulties obtaining planning permission. Appendix 3 sets out progress on disposing of the remaining assets which had been declared surplus when the Strategy was approved, along with some additional sites which have been brought forward since (marked as NEW).
4. There are four of these surplus assets that it is felt will no longer be disposed of in the foreseeable future and it is proposed that these are removed from the disposal programme. This will allow for more accurate asset valuations to be undertaken based on their existing use rather than a potential sales value. The sites are:
 - Berkeley St/ Canal, Brierfield
 - Quaker Rise, Brierfield
 - Tyseley Grove, Earby
 - Adj. 26 Poplar Street, Nelson
5. In order to continue to generate capital receipts to fund the capital programme it will be necessary for members to consider declaring further sites surplus for disposal, particularly those that are expected to be viable for development. It is proposed that a report is submitted to a future meeting proposing further sites for disposal.

IMPLICATIONS

Policy: The Land & Property Asset Management Strategy and Property Investment Strategy supports delivery of the Strategic Plan

Financial: Good asset management can reduce costs, increase income and generate capital receipts

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

Appendix 1 - Disposals since April 2019

Appendix 2 - Transfers to Town & Parish Councils since April 2019

Appendix 3 - Surplus Assets and Assets held for sale

LIST OF BACKGROUND PAPERS

Report to Policy & Resources Committee 28th May 2019 – Land & Property Asset Management and Investment

DISPOSALS SINCE APRIL 2019

Property	Sold for	Date of Sale	Sale price:
Land adj. 35 Burns Street, Nelson	Garden/parking	07/05/2019	£1,065
Land adj. 4 Every Street, Brierfield	Garden/parking	20/05/2019	£2,300
Land at Crown Way, Colne	Commercial parking	19/07/2019	£230,000
Land adj. 12 Lee Road, Nelson	Garden/parking	24/07/2019	£2,200
Land at Bright Street, Colne	Supported housing	01/08/2019	£40,000
32 Every Street, Brierfield	Improved residential property	11/10/2019	£10,250
Land at Algar Street, Nelson	Small housing development	16/10/2019	£10,500
Land at Crown Way, Colne	Commercial parking	13/12/2019	£210,000
Site of former Health Centre, Market Street, Colne	Housing/retail	27/03/2020	£260,000
Land at Beech Street, Nelson	Supported housing	03/04/2020	£1
Elliott House, Market Square, Nelson	Office/community use	29/07/2020	£219,000
		TOTAL	£985,316

TRANSFERS TO TOWN & PARISH COUNCILS SINCE APRIL 2019

		No. of Assets incl. in transfer	Asset Valuations at transfer	Transfer to
	Date of Transfer			
Grazing land off Greenberfield Lane, Barnoldswick	09/04/2019	1	£15,700	Barnoldswick Town Council
The Green, cnr. Stoney Bank Road & Water Street, Earby	26/04/2019	1	£1,112	Earby Town Council
Croquet Club, Cemetery Road, Earby		1	£7,000	
Cemetery Road allotment site, Earby		1	£1	
Garden tenancy, Waddington Street, Earby		1	£0	
Car park, Cemetery Road, Earby		1	£42,000	
Alkincoats Park, Colne		16/12/2019	1	£1
Alkincoats Pavilion, Akincoats Park, Colne	1		£90,400	
New Ball Court, Alkincoats Park, Colne	1		£34,800	
MUGA, Alkincoats Park, Colne	1		£68,900	
Play area (Infant), Alkincoats Park, Colne	1		£10,000	
Bus turnaround, Dickey Nook, Gisburn Road, Barrowford	25/02/2020		1	£6,490
Land at Dickey Nook, Gisburn Road, Barrowford		1	£4,250	
Pendle Heritage Centre, Colne Road, Barrowford	13/03/2020	1	£1	Barrowford Parish Council
Barrowford Park, Colne Road, Barrowford		1	£1	
Snr. Play Area, Barrowford Park, Colne Road, Barrowford		1	£10,000	
Jnr. Play Area, Barrowford Park, Colne Road, Barrowford		1	£20,000	
Bowls Pavilion, Colne Road, Barrowford		1	£44,675	
		TOTAL	£355,331	

SURPLUS ASSETS & ASSETS HELD FOR SALE

	Value of Assets £000	Potential No. of houses	Progress
Disposals being progressed:			
Ravenscroft Way, Barnoldswick	100	0	Industrial. Planning permission applied for prior to sale
Harrison Drive, Colne	300	79	PEARL Together housing scheme - under negotiation
Bailey Street, Earby	60	12	PEARL Together housing scheme - disposal subject to planning permission
Bamford Street, Nelson	70	5	Self build housing - sales proceeding
Further Clough Head, Nelson	3,225	200	PEARL Together housing scheme - under negotiation
Fairground site, Carr Road, Nelson (NEW)	380	0	Sale proceeding
Workshop premises, 1 Brook Street, Nelson (NEW)	11	0	Sale proceeding
End Street/Bolton Street, Colne (2 sites)	72		Sale proceeding
Mansfield Crescent, Brierfield (2 plots)	25	2	Self build housing - original sales abortive - readvertised
Wickworth Street, Nelson (2 plots)	55	2	Self build housing - sales proceeding
Disposal strategy being considered:			
Bunkers Hill, Colne	60	12	Being considered with adjoining site
Leach Street, Colne	120	16	To be retained pending a decision on the Colne-Skipton Railway
Aspen Grove, Earby	540	36	On hold at request of members
Beech Street/Caleb Street, Nelson (3 sites)	120	30	Potential Extra Care scheme
Elm Street/Beech Street	52	8	As above
Halifax Road, Nelson	563	36	Planning permission refused. To be considered further
Trent Road, Nelson	48	6	Water main crossing the site impacting on viability
Queen Street/Leeds Road, Nelson (NEW)	7	0	Car parking - sale not proceeding/no progress
Reedyford garage site, Nelson	9	0	No progress
Hawley Street, Colne	18	3	Discussions ongoing with Together Housing
Unlikely to come forward in plan period:			
Rear 1-19 Clayton Street, Barnoldswick	4	0	Gardens/parking
Adj. 1 Grey Street, Barrowford	0	0	Parking
Rear 1-19 Pendle Street, Barrowford	3	0	Gardens
Greenwood Terrace/Lenches Road, Colne	60	4	No progress due to mineworkings & further investigation needed
Adj. 6 Vernon Street, Nelson	1	0	No progress
Adj. 7 Cannon Street, Nelson	2	0	Garden/parking
Adj. 54 Carleton Street, Nelson	1	1	House or garden/parking

Adj. 161 Manor Street, Nelson	3	1	House or garden/parking
Former Kingdom hall site, Scotland Road, Nelson	1	0	Community Land Trust have shown an interest

Remove from Disposal Programme			
Berkeley St/ Canal, Brierfield	88	8	Now being landscaped for open space
Quaker Rise, Brierfield	3	0	Garden - sale not proceeding
Tyseley Grove, Earby	18	4	On hold at request of members
Adj. 26 Poplar Street, Nelson	2	1	Small children's play area