

**REPORT FROM:** CHIEF EXECUTIVE  
**TO:** POLICY AND RESOURCES COMMITTEE  
**DATE:** 18<sup>th</sup> MARCH 2021

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**21 MANCHESTER ROAD, NELSON**

#### **PURPOSE OF REPORT**

To report requests which have been received from the tenant of the land edged black on the plan for a new lease and purchase of the freehold.

#### **RECOMMENDATION**

That the Policy and Resources Committee is recommended to refuse the requests from the tenant.

#### **REASONS FOR RECOMMENDATION**

- (1) A decision to dispose of the freehold would take away control from the Council and may affect any future Town Centre redevelopment.
- (2) The grant of a new long term lease could cause issues in the future if the Council wanted to redevelop this area as there would be a number of years remaining on the lease, and if redevelopment involved acquiring the property by Compulsory Purchase the Council may have to pay a greater amount of compensation to the tenant.

#### **BACKGROUND**

1. 21 Manchester Road forms part of a larger freehold site owned by the Council which also includes No's 15, 17 & 19 Manchester Road. It is subject to a 93 year lease to Euro Property Investments Ltd from 1<sup>st</sup> August 1972 at a one off premium of £4,000. The lessee has submitted a request to purchase the Council's freehold, or if this is refused for the lease to be surrendered and a new 125 year lease to be granted.

#### **ISSUES**

2. The Council's freehold title is divided into four interests, and leases ranging from 86 to 88 years have been granted for the sites of No's 15, 17 and 19 Manchester Road from the 1970s to expire at the same time.
3. Disposal of part of the freehold site would reduce the Council's interest in the Town Centre and could affect any future redevelopment of this area. The grant of a new long term lease could

also affect any future redevelopment as No.21 would have a number of years remaining on the lease, and if redevelopment involved acquiring the property by Compulsory Purchase the Council may have to pay a greater amount of compensation to the tenant.

## **IMPLICATIONS**

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

**Financial:** No financial implications are considered to arise directly from this report.

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

**Risk Management:** No implications are considered to arise directly from this report

**Health and Safety:** No implications are considered to arise directly from this report

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

**Community Safety:** No implications are considered to arise directly from this report

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

## **APPENDICES**

Location plan

## **LIST OF BACKGROUND PAPERS**

None