

REPORT FROM: HOUSING, HEALTH AND ENGINEERING SERVICES
MANAGER

TO: POLICY AND RESOURCES COMMITTEE

DATE: 24th JUNE, 2021

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LAND AND PROPERTY ASSET MANAGEMENT

PURPOSE OF REPORT

To provide an update on progress with delivery of the Land & Property Asset Management Strategy and to bring forward additional sites for development.

RECOMMENDATIONS

The Committee is asked to:

- (1) Note the progress with delivery of the Land & Property Asset Management Strategy 2019-22.
- (2) Agree to consider Aspen Grove, Earby and Halifax Road, Nelson for housing development.

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 of our land & property assets to support the delivery of services through generating income, reducing revenue costs and generating capital receipts. A report was brought to the Committee on 28th October 2020 which provided an update on the implementation of the Strategy. At that meeting the Committee agreed to remove 4 small sites from the disposals programme that were unlikely to be sold. This report provides a further update and proposes additional sites are brought forward for development.

2. At 1st April 2019 the Council's asset base comprised 782 property assets with a value of £51.5m. Since then 16 sites that had been declared surplus have been sold with a total receipt of £1,304,041 (Appendix 1). Nine of those sites were disposed of in 2019/20 generating a receipt of £766,315. The remaining seven sites were disposed of in 2020/21 generating £537,726 with the majority of the receipt generated from the disposal of Elliott House (formerly occupied by Pendle Council staff) and the removal of a covenant at Greenfield Road, Colne (opposite Boundary Mill). The receipts received from these disposals are helping to sustain the Council's Capital Programme.
3. A further 18 assets have been transferred to Town & Parish Councils with a combined asset value of £355,331 (Appendix 2). These transfers have the benefit of reducing the Council's revenue liabilities, but also reduce the opportunity of achieving capital receipts. All these transfers took place in 2019/20 and there have been no further transfers over the past year.
4. Despite regular 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 have been declared surplus. It should be noted that the value of the asset is not necessarily the value that will be achieved when the asset is sold, as this does not take into account any abnormal costs of development that can reduce value. It should also be noted that some of these assets have been on the disposals programme for several years and it has not been possible to achieve an acceptable sale. It is an option to dispose of sites at auction but this removes the ability of the Council to control whether a site actually get developed and it can potentially remain vacant and can become a problem site.
5. In order to continue to generate capital receipts to fund the capital programme it is necessary for Members to consider bringing forward additional sites, particularly those that are expected to be viable for development. There are two sites that have previously been declared surplus that are currently on hold, at the request of Members, and Officers consider that they should be brought forward.
6. Aspen Grove, Earby has the potential to deliver upto 36 houses (Appendix 4). Members have concerns about the impact of new development on flooding in Earby. However, the flood alleviation works that are currently underway at Victoria Clough and those planned later in the year at New Cut will help to deal with flooding problems in the town. Detailed drainage surveys and design could be undertaken for this site before submitting a planning application to ensure that a scheme could be successfully delivered.
7. Halifax Road, Nelson also has the opportunity to deliver upto 36 houses (Appendix 5). An outline planning application was refused in 2018, against officer recommendations, on the basis of landscape impact and impact on school places. A revised scheme could be considered to attempt to overcome Member concerns.
8. A further site at Gib Hill, Nelson has previously been proposed as a site to be declared surplus and developed for housing. A separate report about that site will be brought to the Committee.

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

Appendix 4 – Plan of Aspen Grove

Appendix 5 – Plan of Halifax Road

LIST OF BACKGROUND PAPERS

Reports to Policy & Resources Committee 28th May 2019 and 28th October 2020 – Land & Property Asset Management

DISPOSALS SINCE APRIL 2019:

Property	Sold for	Date of Sale	Sale price:
2019/20			
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
2020/21			
Land at Beech Street, Nelson	Supported housing	03/04/2020	£1
Elliott House, Market Square, Nelson	Office/community use	29/07/2020	£219,000
Land at Greenfield Road, Colne	Release of covenant	17/09/2020	£305,000
1 Brook Street, Nelson	Workshop	03/11/2020	£11,000
Land rear Albion Street, Earby	Private garden	09/11/2020	£975
F/H in 9 Parsonage Drive, Brierfield	Residential freehold	22/12/2020	£700
Land adj. 4 Limefield Avenue, Brierfield	Private garden	19/02/2021	£1,050
TOTAL			£1,304,041

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	

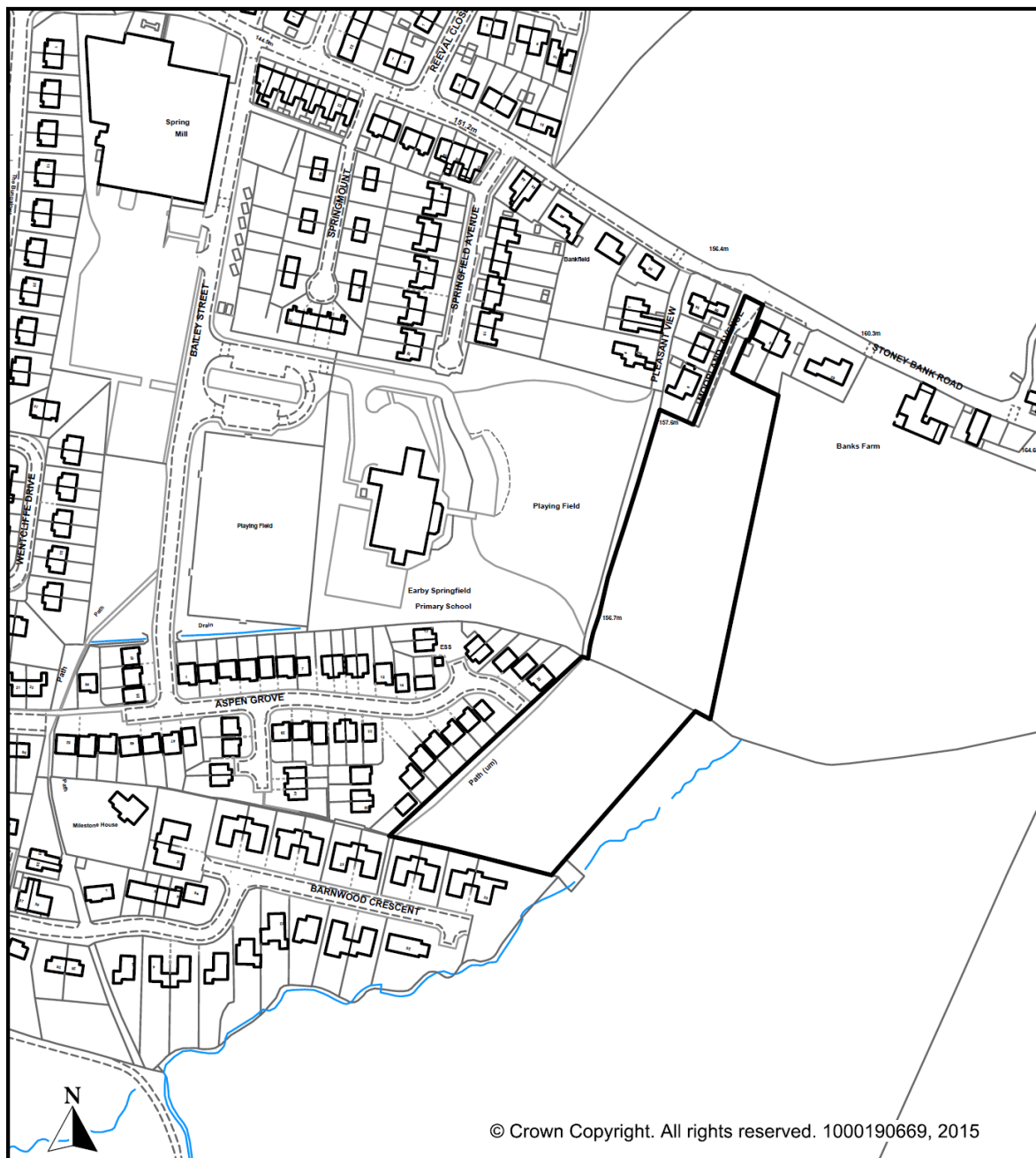
SURPLUS ASSETS & ASSETS HELD FOR SALE:

	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
Bamford Street, Nelson (5 plots)	70	5	Self build housing - sales proceeding
Further Clough Head, Nelson	3,225	200	PEARL Togethe housing scheme - under negotiation
Fairground site, Carr Road, Nelson	380	0	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
Clitheroe Road/Glenway, Brierfield	86	0	PEARL (Brierfield Mill) – sale proceeding
Land at Bowland View, Brierifield	121	0	Access to private housing development – sale proceeding
Cemetery Lodge, Walton Lane, Nelson	110	0	Existing property - to be advertised for sale
Disposal strategy being considered:			
Bailey Street, Earby	60	12	On hold at request of Members
End Street/Bolton Street, Colne (2 sites)	72	4	Sale no longer progressing
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 or affordable housing scheme
Elm Street/Beech Street	52	8	As above
Halifax Road, Nelson	563	36	Planning permission refused. On hold.
Trent Road, Nelson	48	6	Water main crossing the site impacting on viability
Queen Street/Leeds Road, Nelson	7	0	Car parking - sale not proceeding/no progress
Reedyford garage site, Nelson	9	0	No progress. May be needed for adjoining mill development
Hawley Street, Colne	18	3	Potential Together Housing site but not viable as a standalone site
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

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	Bradley Community Land Trust have shown an interest

The Value of Assets in the table are assessed using a prescribed methodology. The capital receipt obtained when the site is sold may not be the same as this value as other factors will need to be taken into account, such as abnormal development costs.

PLAN OF ASPEN GROVE SITE



Description

LAND OFF ASPEN GROVE, EARB

Area edged black approx. 2.54 ha.

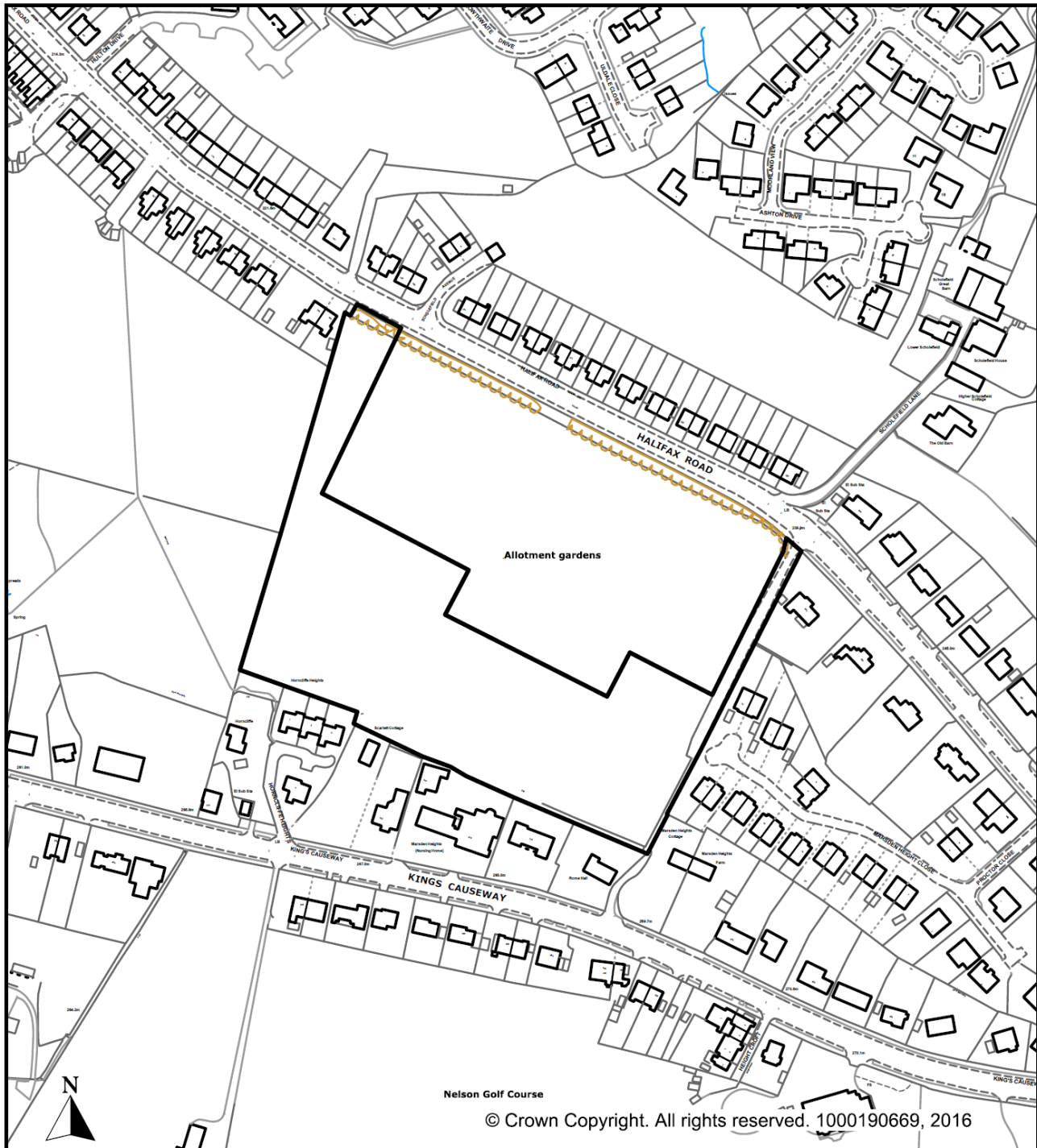
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1:2500Drawing No.
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L.G.Date
APR. 2016


CAD Reference

In partnership with **Liberata****PROPERTY SERVICES**

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Nelson BB9 7LJ
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APPENDIX 5
PLAN OF HALIFAX ROAD SITE



<div>Description</div> <div>LAND OFF HALIFAX ROAD, BRIERFIELD, NELSON</div> <div>Area edged black approx. 1.92 ha.</div>			<div><div><div>Borough of</div><div>Pendle</div><div>In partnership with</div><div>Liberata</div></div><div></div><div>PROPERTY SERVICES</div><div>No. 1 Market Street, Nelson BB9 7LJ Tel: 01282 878787 Fax: 01282 878993</div></div>	
<div>Scale</div> <div>1:2500</div>		<div>Drawing No.</div> <div>NE/HAL</div>		
<div>Drawn By</div> <div>L.G.</div>	<div>Date</div> <div>MAY, 2016</div>	<div>CAD Reference</div>		