

REPORT FROM: CHIEF EXECUTIVE

TO: POLICY AND RESOURCES COMMITTEE

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2B KEIGHLEY ROAD, COLNE

PURPOSE OF REPORT

To report an offer to purchase the property shown edged black on the plan and to request approval from the Policy and Resources Committee for the property to be declared surplus.

RECOMMENDATION

That the property be declared surplus to requirements and marketed for sale for redevelopment.

REASON FOR RECOMMENDATION

A sale of the property would result in a capital receipt, removal of a maintenance liability and improvement of a property on the edge of the Town Centre which has been identified as a problem building.

BACKGROUND

1. The property was used for a number of years as a nightclub and the most recent tenant vacated in 2017 after being in occupation for 4 years due to issues with rent arrears which he reported had been due to a lack of trade.
2. Most of the window openings at the property are blocked up due to its use as a nightclub and it has not been upgraded for some time. 2B Keighley Road and the adjoining privately owned Tower Building were identified by Colne Town Council in 2018 as being problem buildings.
3. There was interest from two separate parties in 2018 to purchase the property for redevelopment which was referred to Policy and Resources Committee on 28th June 2018. The resolution was that the Chief Executive be authorised to invite proposals from the two interested parties, but these did not materialize.
4. Since 2018 the property has remained vacant and there have been concerns from members of the public and Colne Town Council regarding its condition. There has been recent

interest from a development company to purchase the property to renovate it to create flats or to bring it back into use as a nightclub, and an offer has been submitted.

ISSUE

5. The property is vacant and the previous occupiers have had issues with rent arrears and poor trade. It is likely there would be very low demand for the property as a nightclub and substantial alterations would be required to continue this use or for an alternative use.
6. Disposal of the property for redevelopment would allow a vacant property to be brought into use and result in an improvement to this area of Colne. If the property is declared surplus it is proposed that it be advertised for sale on the open market by informal tender under a development agreement and subject to the purchaser obtaining Planning permission. A development agreement would require a purchaser to complete the renovation works prior to completion of sale.

IMPLICATIONS

Policy: The Council seeks to identify surplus property for inclusion in its disposal programme in order to achieve capital receipts. It is proposed that the property be sold on the open market by informal tender under a development agreement to achieve best consideration.

Financial: A capital receipt and no further liabilities for the Council.

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

Risk Management: On disposal of the property all risks and liabilities will cease for the Council

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: See risk management

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

APPENDICES

Location plan

LIST OF BACKGROUND PAPERS

None