

REPORT FROM: HEAD OF HOUSING AND ENVIRONMENTAL HEALTH

TO: NELSON, BRIERFIELD AND REEDLEY COMMITTEE

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LAND AT ELIZABETH STREET, NELSON

PURPOSE OF REPORT

To recommend that the Executive declares the land shown edged red on the plan surplus to requirements following the Compulsory Purchase Order (CPO) and subsequent site demolition of 65-71 Elizabeth Street, Nelson.

RECOMMENDATIONS

- (1) That the Executive declares the land surplus to requirements in order for it to be sold.
- (2) That the Director of Place be authorised to negotiate terms of a freehold or long leasehold sale on the open market.

REASON FOR RECOMMENDATIONS

A sale of the land would result in a capital receipt for the Council's CPO programme and an end to all liabilities.

BACKGROUND

1. The land is comprised of four former homes (65 – 71 Elizabeth Street, Nelson). The land has been vacant since April 2013 following a roof collapse affecting all four properties. As negotiations failed to acquire the entire site, the Council sought to acquire the four unoccupied and derelict properties through a CPO for the purposes of facilitating improvement of the derelict and unsafe site by way of clearance.
2. Following the Compulsory Purchase of 65 – 71 Elizabeth Street, the Council has completed a site demolition of the partial structures remaining on site in line with the terms of the CPO and in the interests of safety.

ISSUES

3. The land if not sold would become a maintenance liability for the Council.

4. The cost of the CPO along with the clearance of the site has been met through the CPO budget at a cost of £16,324.83. The sale of this site would result in a capital receipt for future CPO work.

IMPLICATIONS

Policy: Nothing arising from this report.

Financial: A capital receipt for the Council and an end to all liabilities.

Legal: None arising from this report.

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

Health and Safety: There are no direct health and safety issues arising from this report.

Sustainability: None arising from this report.

Community Safety: None arising from this report.

Equality and Diversity: None arising from this report.

APPENDICES:

Appendix 1 - Location plan

LIST OF BACKGROUND PAPERS: None

Appendix 1 – Location plan

