

**REPORT FROM: HEAD OF HOUSING AND ENVIRONMENTAL HEALTH**

**TO: NELSON, BRIERFIELD AND REEDLEY COMMITTEE**

**DATE: 30<sup>TH</sup> OCTOBER 2023**

**Report Author:** Sarah Whitwell  
**Tel. No:** 01282 661033  
**E-mail:** [sarah.whitwell@pendle.gov.uk](mailto:sarah.whitwell@pendle.gov.uk)

## **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:** Any capital receipt will be used to replenish the capital programme resources used previously to fund the original CPO and recycled to fund future CPO purchases.

**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

