

**REPORT FROM: DIRECTOR OF RESOURCES**

**TO: EXECUTIVE**

**DATE: 28<sup>th</sup> November, 2024**

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**POTENTIAL ASSET TRANSFER OF LAND ADJACENT TO  
26 POPLAR STREET, NELSON**

**PURPOSE OF REPORT**

To consider a request from Nelson Town Council that Pendle Borough Council (PBC) transfer the land adjacent to 26 Poplar Street, Nelson, as shown edged black on the attached site map (Appendix A), to the Town Council.

**RECOMMENDATIONS**

The Area Committee is in agreement with the Asset Transfer Working Group, who recommend that the Executive agree to transfer the land adjacent to 26 Poplar Street, Nelson to Nelson Town Council.

**REASON FOR RECOMMENDATION**

The land adjacent to 26 Poplar Street does not generate any income for PBC and requires refurbishment. Nelson Town Council have secured funding to refurbish the land as an amenity area/ play area.

**ISSUE**

A request has been received to transfer the above asset to Nelson Town Council. PBC have a long leasehold interest in the land.

The site was declared 'surplus' but the proposed disposal in 2015/16 did not complete. Policy & Resources Committee resolved on 28th October 2020 to remove it from 'surplus' so is now categorised as an amenity area.

A request to purchase the land by a Local Resident for a Family Garage was received in April 2021 but again this did not progress so remains on the Asset Register as amenity area.

Nelson Town Council approached the Council's Legal Team enquiring whether the subject site could be transferred to the Town council. They were receiving a number of complaints from local residents about the land, who would like to see something done with it.

It is understood that an external Grant has been approved to upgrade the site (confirmation of such to be provided by the Town Council prior to transfer). If the Town Council have the funding to upgrade the site and budget for future inspections and maintenance, then a transfer would eliminate PBC maintenance/liability cost.

PBC's Member Asset Management Working Group met in September and agreed to recommend the transfer.

Members at the Nelson, Brierfield and Reedley Area Committee on the 4<sup>th</sup> November, 2024 resolved to recommend to the Executive that the land be transferred and that the transfer should contain a 'Covenant' that the site is to be retained as an amenity/play area and for no other use.

## **IMPLICATIONS**

**Policy:** The Council has made a decision to investigate transferring none income generating assets to Town/Parish Councils.

**Financial:** If Members accept the recommendations there are no financial implications for the Council.

**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:** Poplar Street Site Map (see attachment marked a "Appendix A" on Area Committee report)