

REPORT FROM: DIRECTOR OF RESOURCES

TO: EXECUTIVE

DATE: 28th November 2024

Report Author: Stephen Martens

E-mail: Stephen.martens@pendle.gov.uk

Potential Asset Transfer – Kingsley Road Garage Site, Laneshaw Bridge.

PURPOSE OF REPORT

To consider a request from Laneshaw Bridge Parish Council that Pendle Borough Council (PBC) transfer the Kingsley Road/Laneshaw Bridge Garage site to the Parish Council.

RECOMMENDATIONS

- (1) That the Executive considers the request from the Parish Council to take a transfer of the above mentioned garage site, in conjunction with the resolution made by Members at Colne and District Area Committee held 7th November, 2024 and the resolution of the Asset Transfer and Cost Sharing Working Group (ATCSWG) held 24th September, 2024 (see below).

REASONS FOR RECOMMENDATIONS

- (2) To ensure that the Executive is aware of the differing resolutions made by the Area Committee and the ATCSWG, to assist with its decision as to whether to retain or transfer the site.

ISSUE

- (1) In January 2024 the Parish Clerk for Laneshaw Bridge Parish Council wrote to investigate the options of an asset transfer for the garage site off Kingsley Road, Laneshaw Bridge.
- (2) Property Services were asked to comment on the request. The response was that the site is one of fifty PBC owned Managed Garage sites, which generates income for the Council and at some point in the future may become a development site.
- (3) Within the Borough the Council owns 8 x blocks of permanent garages and owns 42 x garage sites, which are let to garage site tenants to house private, domestic motor vehicles in garages erected and maintained by the tenants. These provide a total of 583 x plots.

- (4) The Laneshaw Bridge site has 16 plots, all 16 plots are let (Nos1-8, 8A-15) (with 11 individuals on the waiting list). The current annual fee is charged at £110.00 (+ VAT), totalling £1,760.00 for the site.
- (5) The approach taken previously by the Council was that income generating assets (which the garage sites are) were not to be considered for transfer, in order to maintain an income stream to support services.
- (6) The decision should also be informed by the Council's Asset Management Strategy and align with the Council's aims and objectives, as the site may have future development potential.
- (7) Members, at the Asset Transfer and Cost Sharing Working held 24th September 2024, agreed not to recommend the transfer for the reasons set out above. Following this a report was taken to Colne and District Area Committee on the 7th November, 2024, recommending that they and the Executive should refuse the Parish Council's request.
- (8) Members at the Area Committee were concerned that the site and garages were in poor order and resolved to transfer the site as per the Parishes request, however on the basis that if the Executive agreed to transfer it, it would do so on the basis that the land could only ever be used as a garage site for private, domestic vehicle use.
- (9) The Executive is asked to consider whether to approve a transfer or refuse it.

IMPLICATIONS

Policy: The Council has a policy not to transfer any income generating assets to Town/Parish Councils.

Financial: If the Executive accepts CDC's recommendation, then the Council will forego the rental income and the potential to dispose of the site in the future at development values.

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

Kingsley Road/Laneshaw Bridge Garage Site – Location Plan.

