

<b>Report Title</b>	Disposal of car parking land, Colne Cricket and Bowling Club, Byron Road, Colne.
<b>Meeting</b>	Colne and District Committee
<b>Meeting Date</b>	8 <sup>th</sup> January 2026
<b>Report Author</b>	Tony Brown
<b>Directorate</b>	Property and Engineering
<b>Lead Executive Member(s)</b>	Cllr. David Whipp/Leader's Portfolio
<b>Wards Affected</b>	Waterside and Horsfield
<b>Public. Part Exempt, or Fully Exempt</b>	Public
<b>Appendices (if any)</b>	Committee Plan

## 1. Executive Summary

- 1.1 To seek the Area Committee's approval to submit a report to Executive, recommending that they declares the above land surplus to requirements.
- 1.2 To ask Members of the Area Committee and Executive, if approved, to consider a request from the Trustees of Colne Cricket and Bowling Club to transfer the land at nil consideration.
- 1.3 If Members of the Area Committee and Executive agree to the recommendation, to delegate authority to the Director of Resources to agree the terms and conditions of disposal.

## 2. Recommendations

**For the reasons set out in this report, Colne Area Committee is recommended to:**

- 2.1 approve the submission of a report to Executive, recommending that the land be declared surplus.
- 2.2 consider whether to transfer the land at nil consideration, market value or a consideration level between the aforementioned levels.
- 2.3 if declared surplus, to delegate authority to the Director of Resources to negotiate the consideration level and terms of sale.

## 3. Information: the Rationale & Evidence for the Recommendations

- 3.1 The Borough Council is the owner of land off Bryon Road in Colne, comprising an area of approximately 1,355 sqm of rough surfaced land, currently leased to Colne Cricket Club by way of lease from 1<sup>st</sup> April 1988, paying an initial annual rent of £150. The land provides car parking for visitors to the ground.
- 3.2 The lease has expired, by effluxion of time, and the Club is currently “holding over”, having protection under the Landlord and Tenant Act 1954 Part II. The tenancy continues until one of the parties terminates the agreement by the service of the relevant Notice to Quit. The Cricket Club have a right to renew the lease. The rent was increased 1<sup>st</sup> July 2004 to £246 per annum, and it appears the rent level may have been kept to a reasonable level to assist this local community asset.
- 3.3 The Trustees of the Club have recently secured Charitable Status (*Registered Charity Number: 1213001*), so that they can make applications for grant funding to improve the facilities at the ground, however, to do so they would be required to own the freehold or long leasehold interest in the land which will benefit from the grant.
- 3.4 The Trustees have asked if the land can be transferred to the Club at nil consideration, so that they can invest all monies into the ground.
- 3.5 The Area Committee is being asked if they are prepared to agree a recommendation to Executive, and at what level of consideration - whether to do so at nil consideration or whether to seek the market value of the land (estimated at £20,000 for parking use with restrictive covenant) or at a reduced consideration level ?
- 3.6 Covenants can be included within a transfer restricting use to car parking for the Club only and to prevent any future sale for alternative uses.

#### **4. Link to Council Plan Priorities: (Providing High Quality Services and Facilities, Proud and Connected Communities and Places, Good Growth and Housing and Healthy Communities)**

- 4.1 The disposal would not impact upon the Council’s operations. A disposal of the land will allow the Club to invest and improve the ground’s facilities, may generate a capital receipt dependent upon the Area Committee’s and Executive’s decisions. Should the land not be required in the future a disposal would remove a potential maintenance liability for the Council.

### **5. Implications**

#### **5.1 Financial Implications**

- 5.1.2 The Borough Council may decide to forego a capital receipt or demand consideration in full or part to assist the Club. Whilst the Club are currently liable for the upkeep of the land, a disposal would remove potential future maintenance costs if the land returned to the Council.

## 5.2 Legal and Governance Implications

5.2.1 There are no known legal implications arising from this report.

## 5.3 Climate and Biodiversity Implications

5.3.1 There are no known climate or bio-diversity implications.

## 5.4 Human Resources Implications

5.4.1 There are no known Human Resource implications.

## 5.5 Equality and Diversity Implications

5.5.1 There are no known equality or diversity implications.

## 6. Consultation

6.1 None.

## 7. Alternative Options Considered

7.1 There are no alternative options for consideration.

## 8. Statutory Officer Sign off (please tick)

Section 151 Officer	X
Monitoring Officer	X

## 9. Background Documents

9.1 None.

### Contact Officers

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