

**Subject:** Land at Sykeside Haslingden

**Status:** For Publication

---

**Report to:** The Cabinet

**Date:** 21<sup>st</sup> February 2007

---

**Report of:** Executive Director of Resources, acting as Corporate Property Officer

---

**Portfolio**

**Holder:** Finance and Risk Management

---

**Key Decision:** Yes

Forward Plan

General Exception

Special Urgency

---

**1. PURPOSE OF REPORT**

- 1.1 To seek approval to enter into a 125 year lease for a parcel of land at Sykeside Haslingden with Rossendale and Pendle Mountain Rescue Team

**2. CORPORATE PRIORITIES**

- 2.1 The matters discussed in this report are linked to and support the following corporate priorities:
- *Delivering Regeneration across the Borough* – through bringing a piece of derelict, underused or neglected (DUN) land back into beneficial use while freeing previous residential properties for conversion back to residential use in line with emerging planning policies. The further development of the Mountain Rescue Team's facilities also supports the Adrenaline Gateway project which is a key part of the regeneration agenda.
  - *Finance and Risk Management* – through instituting management and maintenance arrangements over a parcel of land which is currently unmanaged and unmaintained and which therefore represents a risk to the Council. In addition the proposal will generate a modest income stream.

### **3. RISK ASSESSMENT IMPLICATIONS**

3.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:

- *Risks around delivery* – The success of the Mountain Rescue Team's proposal is dependent upon their ability to secure external funding to deliver the building scheme. However agreement by the Council to make a site available in the way recommended in this report provides a greater chance than would otherwise be the case of being able to secure this funding.

### **4. BACKGROUND AND OPTIONS**

4.1 Rossendale and Pendle Mountain Rescue Team are currently based in a converted residential property on Clegg Street in Haslingden which is in a residential area. As the Team's operation has grown these premises are inadequate to provide storage for all their vehicles on a single site and the Team are conscious that the level of traffic and parking on their training nights is an inconvenience within a residential neighbourhood. They have therefore been seeking new premises, or a site for a new centre, for some time and recently approached the Council with regard to potential sites in Council ownership.

4.2 The Team requires a base close to the A56 / M66 corridor ideally somewhere between Haslingden and Rising Bridge to give team members reasonable access to the base and allow easy access by the Team to the sites of potential rescues. Following a review of council landholdings in the area a site at Sykeside next to the A56 slip road and opposite the Tesco store was identified as suitable. A plan illustrating the location is attached.

4.3 This site is owned by the Council and is currently unmanaged and unmaintained with the consequent appearance of waste ground. Such a site represents a potential risk to the Council. While the site has theoretical potential for housing development it is not particularly attractive for this given its proximity to a busy road and the superstore which is open 24 hours a day. In addition the current housing supply position would indicate that housing development on this site would be unlikely to find favour. The proposal by the Mountain Rescue Team would provide a new build structure with associated parking and landscaping together with improvement of access roads to adoptable standard. Given that peak use of the site would be on one night per week with small amounts of traffic at other times as members of the team attend to maintain equipment it would seem unlikely that there would be a detrimental impact on neighbours, although this is a matter that will properly be considered in the determination of any planning application.

4.4 The Mountain Rescue Team will require the capital realised from selling their current premises plus external funding in order to develop a new centre. It is therefore proposed that if members are agreeable the site be let to them on a 125 year lease, at an appropriate rental. This allows the Team to concentrate their initial efforts on funding their new facility, but does not preclude them approaching the Council to secure the freehold at a later date. Such an arrangement would give the Team appropriate security in terms of accessing external funding for the project.

4.5 The other option available is not to proceed with a transaction of this sort, which would leave the Council exposed to the risks around the site, could lead the Mountain Rescue Team to look elsewhere for premises or result in them continuing to use their current premises which are inappropriately located in a residential area.

## **5. COMMENTS OF THE HEAD OF FINANCIAL SERVICES**

5.1 The report states that an “appropriate rental” will be set for lease of the land.

## **6. COMMENTS OF THE HEAD OF LEGAL AND DEMOCRATIC SERVICES**

6.1 No immediate legal implications.

## **7. COMMENTS OF THE HEAD OF HUMAN RESOURCES**

7.1 There are no human resources implications arising from this report.

## **8. CONCLUSION**

8.1 The option of leasing this site to the Rossendale and Pendle Mountain Rescue Team would seem to represent the greatest benefit to the whole community of the options available to the Council.

## **9. RECOMMENDATION**

9.1 That subject to obtaining planning permission, the Cabinet agree to enter into a 125 year lease with the Rossendale and Pendle Mountain Rescue Team for the identified site at Sykeside Haslingden at a rental and on terms to be agreed by the Council’s Property Services Manager in consultation with the portfolio holder for Finance and Risk Management.

## **10. CONSULTATION CARRIED OUT**

10.1 Leader of the Council. Portfolio holder. Ward Councillors

<b>Contact Officer</b>	
Name	Mike Forster
Position	Property Services Manager
Service / Team	Property Services Team / Legal and Democratic Services
Telephone	01706 252442
Email address	michaelforster@rossendalebc.gov.uk

No background papers

SD 7822 SE

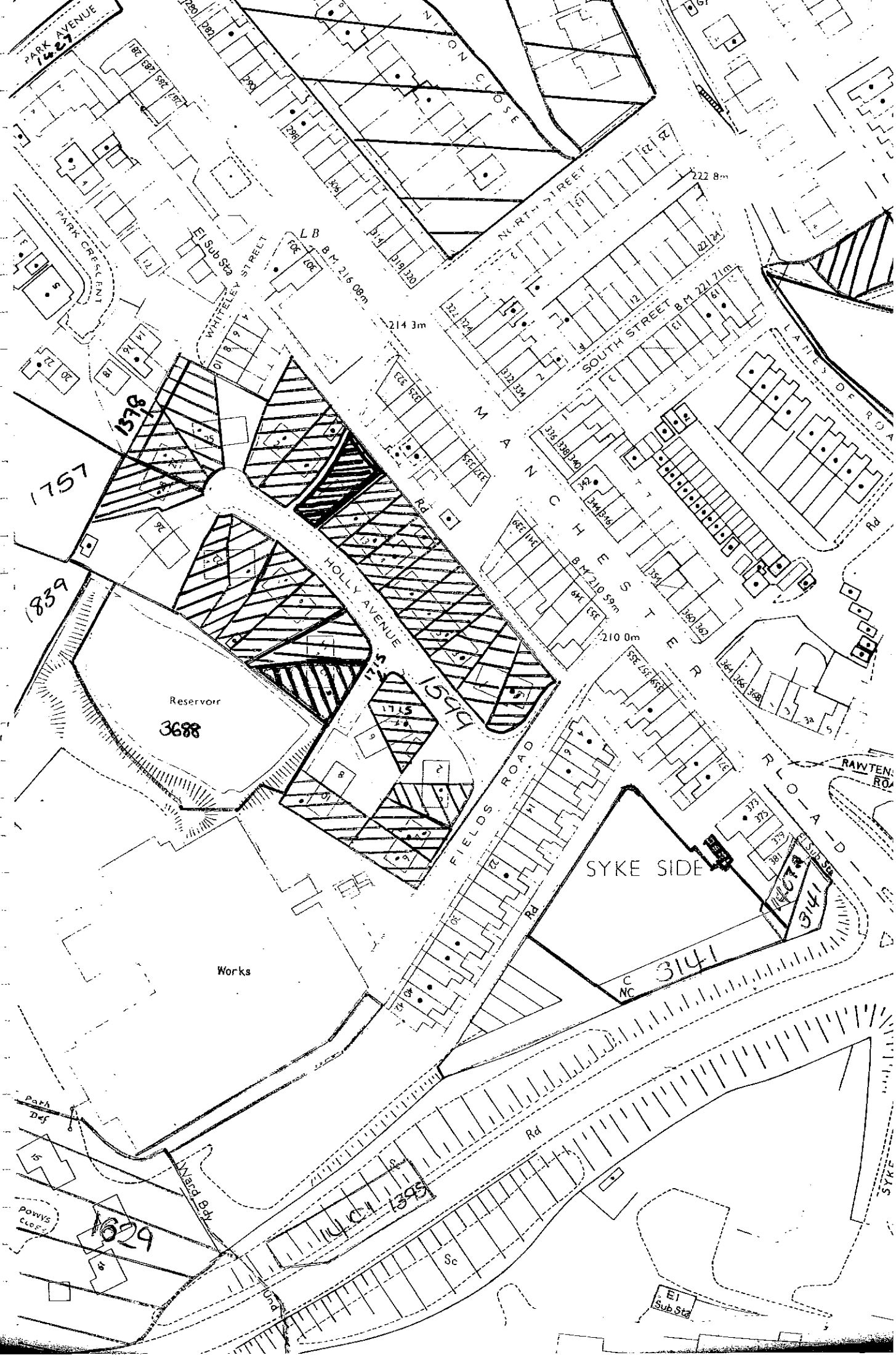
GREENFIELD WARD

HASLINGDEN

222

221

HASLINGDEN ED



Park Avenue 1427

1757  
1839

Reservoir  
3688

Works

1629

1401 1399

SYKE SIDE

3141

E1 Sub Sta

Whitely St

L B B.M. 216 08m

M A N C H E S T E R

South Street

222 8m

214 3m

210 0m

Rawten Road

Road

Syke