

Subject:	Mytholme House, Waterfoot	Status:	For Publication
Report to:	Cabinet	Date:	27 th June 2012
Report of:	Chief Executive	Portfolio Holder:	Leader of the Council
Key Decision:	<input type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception <input type="checkbox"/>	Special Urgency <input type="checkbox"/>
Community Impact Assessment:	Required: Yes	Attached:	Yes
Biodiversity Impact Assessment	Required: No	Attached:	No
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1.	RECOMMENDATION(S)
1.1	That Cabinet approve commencement of work on a project with Green Vale Homes to focus on the re-development of Mytholme House, Waterfoot.
1.2	All future minor amendments to the project to be delegated to the Head of Health Housing & Regeneration in consultation with the relevant Portfolio Holder.

2. PURPOSE OF REPORT

- 2.1 To provide members with an update on a project to bring about the re-development of Mytholme House, Waterfoot in partnership with Green Vale Homes.

3. CORPORATE PRIORITIES

- 3.1 The matters discussed in this report impact directly on the following corporate priorities:
- **A clean and green Rossendale** – creating a better environment for all.
 - **A healthy and successful Rossendale** – supporting vibrant communities and a strong economy.
 - **Responsive and value for money local services** – responding to and meeting the different needs of customers and improving the cost effectiveness of services.

4. RISK ASSESSMENT IMPLICATIONS

- 4.1 There are no specific risk issues for members to consider arising from this report.

5. BACKGROUND AND OPTIONS

- 5.1 During 2011, officers met with BE Boys and Regenerate Pennine Lancashire to discuss a proposal to undertake and develop a Waterfoot Growth Strategy to review land uses across Waterfoot Town Centre. Whilst there were some interesting discussions, there remains a significant amount of detailed work that would be required to achieve this plan.
- 5.2 However, an opportunity has now arisen which might provide a solution to the re-development of Mytholme House, a former sheltered housing complex owned by Green Vale Homes.
- 5.3 Green Vale Homes have already identified an opportunity to develop 21 new homes in Waterfoot as part of their affordable rented programme 2011 – 2015. To date they have considered a development at Mill End which has now fallen through and have held discussions with the owners of other sites, but these have also proven fruitless.

- 5.4 During in a regular monitoring meeting with Green Vale Homes it was proposed that they re-examine Mytholme House as a developable scheme as a potential replacement site for Mill End. However, to accommodate the 21 units it is likely that the scheme would have to include the current public car park, play areas and Mytholme House. Development of this site would not only remove a longstanding eyesore but also act as a catalyst for future town centre investment.
- 5.5 Following this discussion Green Vale Homes have commissioned an architect to develop outline designs and feasibility for the site. The Council has made it clear that our requirements would be that the new development must incorporate a play area and public car parking of equivalent spaces and if possible retain the bus turning circle. Whilst Green Vale Homes are anxious not to include the bus turning circle in the development, for completeness, their architect has been asked to consider two designs with and without use of the bus turning circle area.
- 5.6 Whilst no formal agreements have been entered into or details discussed it seems likely that the Council will be asked to contribute its land at cost. However, this might be offset by an agreement that Green Vale Homes assume responsibility for the maintenance of the new play area and car park.
- 5.7 Further work is required to develop a viable scheme for the site and to consider the land options. The outcome of this stage will be the subject of a further report to Cabinet to consider the proposal in more detail.

COMMENTS FROM STATUTORY OFFICERS:

6. SECTION 151 OFFICER

- 6.1 The financial impact of this project for the Council would be the loss of potential capital receipts if either the current play area or the car park were ever to be sold. The current carrying value in the Council's balance sheet is under £50k, but this reflects the current usage of the sites, rather than the open market value for potential redevelopment.

7. MONITORING OFFICER

- 7.1 Any agreements in terms of the sale of the land, where the Council is not getting/obtaining best consideration together, will be subject to formal agreement by Cabinet, any necessary consents from the Secretary of State and, if appropriate, the option to buy back the land if development does not proceed satisfactorily.

8. HEAD OF PEOPLE AND POLICY (ON BEHALF OF THE HEAD OF PAID SERVICE)

- 8.1 The development includes the provision of a play area which will have a positive impact on young people by providing a place to play.

9. CONSULTATION CARRIED OUT

- 9.1 Management Team, Portfolio holder.

10. CONCLUSION

- 10.1 The re-development of the Mytholme House site presents the opportunity to address the current dereliction on the site and bring much needed regeneration to the town centre.