

Subject:	Sale of Haslingden Baths	Status:	For Publication
Report to:	Council	Date:	30 th January 2019
Report of:	Chief Executive	Portfolio Holder:	Resources
Key Decision:	<input checked="" type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception	<input type="checkbox"/> Special Urgency <input type="checkbox"/>
Equality Impact Assessment:	Required:	No	Attached: No
Biodiversity Impact Assessment	Required:	No	Attached: No
Contact Officer:	Cath Burns	Telephone:	01706 252429
Email:	cathburns@rossendalebc.gov.uk		

1.	RECOMMENDATION(S)
1.1	Members to agree to the freehold sale of the former Haslingden Baths for an unconditional sum of £240,000 (two hundred and forty thousand pounds), subject to contract; the proceeds to be reinvested in Haslingden.

2. PURPOSE OF REPORT

- 2.1 To recommend to Members that they approve the freehold sale of 0.759 acres of the former Haslingden Baths to the highest winning tenderer, subject to contract.

3. CORPORATE PRIORITIES

- 3.1 The matters discussed in this report impact directly on the following corporate priorities:
- A clean and green Rossendale:** our priority is to keep Rossendale clean and green, for all Rossendale's residents and visitors to enjoy. We will use our resources wisely and reduce our environmental impact where possible.
 - A connected and successful Rossendale that welcomes sustainable growth:** our priority is to realise the growth potential of the Rossendale economy, create jobs locally and improve economic opportunity for all. We will ensure that we are well connected to our residents, key partners and stakeholders. We want to make the most of every pound we spend and we are always looking for new and innovative ways to make the resources we do have, work harder for us.
 - A proud, healthy and vibrant Rossendale:** our priority is to ensure that we are creating and maintaining a healthy and vibrant place for people to live and visit.

4. RISK ASSESSMENT IMPLICATIONS

- 4.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:
- Failure to proceed with the sale and development of this site will result in the loss of a substantial capital receipt for Rossendale Borough Council, with associated loss to the visitor economy from a transport museum or housing/ affordable housing provision.
 - Failure to proceed will also result in abortive professional fees, reputational damage from a second time inconclusive tender process and a deteriorating asset with maintenance liabilities causing an adverse environmental impact.

5. BACKGROUND AND OPTIONS

- 5.1 The Council has been looking at options for the future use of the former Haslingden Baths over the last several years. A sale by sealed bids was aborted in 2014 by Rossendale Borough Council when Haslingden All People Pool Initiative (HAPPI) nominated the pool as an asset of community value using the community right to bid process. In the years that followed, the Council was supportive of HAPPI and hopeful of a favourable outcome with a view to operating the pool. However, HAPPI, unable to identify the resources, never

completed the process and formally made the Council aware that they no longer wanted to progress the scheme in October 2018. The Council decided to continue its previous efforts to sell the former Haslingden Baths through an informal tender process using a reputable commercial letting agent. The site was placed on the market at offers in excess of £175,000 in October 2018 for 8 weeks with interested parties asked to submit their best and final offer by 14 December 2018. All bidders replying to the previous tender process were notified. The site measures 0.759 acres and includes the former Haslingden Pool and a small garage colony to the rear. The red edge plan is shown in Appendix A.

5.2 Two bids were received by the deadline, both above the asking price of £175,000. Confirmation of both parties ability to fund the acquisition has been received.

1. £180,000 unconditional offer, proposed plan for residential development of new homes following demolition of all existing structures.
2. £240,000 unconditional offer for (a) Feasibility Transport Museum, or (b) Residential Affordable Housing

It should be noted that HAPPI was also formally notified with a statutory 6 weeks to make a bid, but decided not to do so. The former Haslingden Pool will be removed from the Community Asset Register in September 2019 and HAPPI will still be eligible to bid if the subsequent purchaser decides to re-sell before this deadline. The purchaser will be obligated to inform the Council of any resale.

5.3 The Council needs to ensure best value for the site. To this end, the following valuations have been provided:

- Offers in excess of £175,000 provided by Taylor Weaver
- A confidential market valuation provided by Petty which substantiates the offer

Given these valuation guidelines, it is recommended that Members agree to the freehold sale of the former Haslingden Baths for the highest unconditional offer for a sum of £240,000 (two hundred and forty thousand pounds), subject to contract. Once completed, the details of the successful tenderer will be made public via the land registry.

5.4 The sale of the former Haslingden Baths is likely to realise the following benefits:

- Either a positive impact on the visitor economy through the provision of a transport museum or the provision of new housing/ affordable housing
- Regeneration of the site with associated environmental improvement
- A capital receipt of £240,000 (£65,000 above the asking price) to reinvest in Haslingden
- A potential income of £1,800 representing the Council's share of the council tax base, assuming Band A

COMMENTS FROM STATUTORY OFFICERS:

6. SECTION 151 OFFICER

6.1 Financial implications are contained in the body of the report.

7. MONITORING OFFICER

7.1 Disposal of the land shall be carried out in accordance with the Council's Constitution ensuring all necessary legal agreements are in place.

8. POLICY IMPLICATIONS AND CONSULTATION CARRIED OUT

8.1 The sale of the land contributes directly to the delivery of the Council’s Corporate Strategy by supporting the visitor economy or the provision of housing/ affordable housing and the sustainability of the Council.

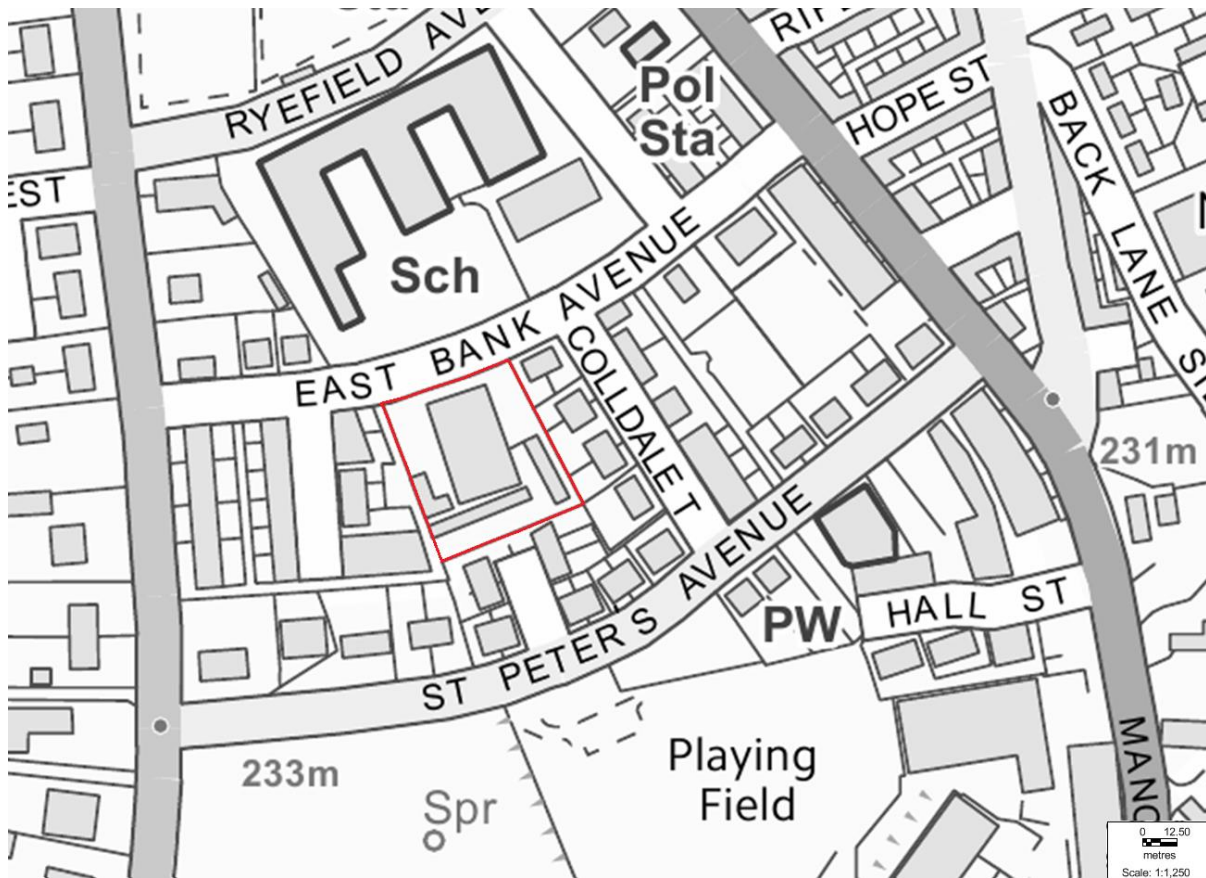
9. CONCLUSION

9.1 The freehold sale of the former Haslingden Baths at £240,000 (£65,000 above the asking price) represents best value, provides a future positive use with regeneration benefits and supports further investment in Haslingden.

Background Papers	
Document	Place of Inspection
Haslingden Pool, Report to Council, 16 March 2016	www.rossendale.gov.uk
Haslingden Pool, Report to Council, 15 July 2015	www.rossendale.gov.uk
Haslingden Pool, Report to Cabinet, 23 October 2013	www.rossendale.gov.uk
Haslingden Pool, Report to Council, 25 September 2016	www.rossendale.gov.uk

Appendix A

Haslingden Baths (1:1250m)



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