



EXECUTIVE

BURNLEY TOWN HALL

Wednesday, 16th August, 2023 at 6.30 pm

31. Nicholas Street Redevelopment

PURPOSE

To seek approval to proceed with proposals for the re-development of Nicholas Street, through the Council's Housing Partnering Agreement with Barnfield Investment Properties.

REASONS FOR DECISION

1. The redevelopment of Nicholas Street is identified as a key project in the Burnley Town Centre and Canalside masterplan.
2. The building is surplus to requirements and no alternative viable uses have been found leaving the Council with on-going maintenance and management costs.
3. The Council has been awarded a grant of £416,312 to bring forward the site for residential development.

DECISION

The Executive resolved to:

1. Approve the proposals set out in paragraphs 12 to 14 of the report.
2. Approve match funding, as set out in paragraphs 18 to 22 of the report.
3. Delegate authority to the Director of Resources, in consultation with the Director of Economy and Development and the Executive Member for Resources and Performance Management to agree the Site Business Plan as set out in Part 1 Schedule 3 of the Housing JV Partnering Agreement.
4. Delegate authority to the Director of Resources to enter into the Grant Funding agreement as set out in paragraph 18 of the report.

5. Delegate authority to the Director of Resources in consultation with the Director of Economy and Development and the Executive Member for Resources and Performance Management to agree terms and dispose of the building on completion of the works to a Registered Social Landlord.
6. Delegate authority to the Head of Housing and Development Control to agree the terms of the instruction to Barnfield Investment Properties to authorise the remainder of the upfront design work to be instructed at risk to enable the completion of the Site Business Plan and Development Agreement.
7. Delegate authority to the Head of Legal and Democratic Services to appoint solicitors via the NW Legal Consortium Framework to draft the documents necessary to give effect to the decision.
8. Delegate authority to the Head of Housing and Development Control to accept tenders and appoint a consultant to undertake a benchmarking and monitoring role.
9. Delegate authority to the Head of Legal and Democratic Services to execute all documents necessary to give effect to this decision.
10. Note that the Chair of Scrutiny has agreed to waive call-in to allow the council to enter into the Grant Funding Agreement no later than the deadline of 16th August.

In accordance with, and following the requirements set out in Paragraph 16 of Part 4.5 of the Constitution regarding the agreement of the Chair of the Scrutiny Committee, it is stated that in the opinion of the Executive, this decision is an urgent one to meet deadlines to sign a funding agreement and deliver the project within timescales.