



EXECUTIVE

BURNLEY TOWN HALL

Wednesday, 12th April, 2023 at 6.30 pm

PRESENT

MEMBERS

Councillors A Anwar (Chair), S Graham (Vice-Chair), J Harbour, M Lishman and M Townsend

OFFICERS

Lukman Patel	– Chief Operating Officer
Paul Gatrell	– Head of Housing & Development Control
Rob Dobson	– Head of Policy and Engagement
Alison McEwan	– Democracy Officer

97. Apologies

Apologies were received from Cllr Shah Hussain.

98. Minutes

The minutes of the last meeting were approved as a correct record and signed by the Chair.

99. Additional Items of Business

Alison McEwan confirmed that there was an additional item of business – Lease Renewal & Capital Works – The Mall, Charter Walk. This was a private item and would be considered as the last item of the meeting.

100. Right To Speak

Cllr Alan Hosker addressed the meeting under the Right to Speak policy and spoke on dog related issues on the Padiham Greenway.

Cllr Margaret Lishman responded.

101. Minutes of Individual Decisions

The minutes of Individual Executive Decisions were noted.

102. Empty Homes and Facelifting Programme

PURPOSE

1. To seek approval to make several Compulsory Purchase Orders (CPOs) for long term vacant properties in the private sector.
2. To dispose of the properties in accordance with the Council's Disposal of Empty Dwellings Policy and scheme of delegation or to Calico Homes as appropriate.
3. To seek approval for a programme of external property Facelifting works on Piccadilly Road, Albion Street, Baker Street, Raglan Road and Willis Street in Trinity.

REASONS FOR DECISION

4. The owners of these properties have been contacted and have either not responded at all or have given no reasonable proposals for renovating the property or bringing it back into housing use.
5. The majority of the properties are long term vacant properties, being empty, in one case for 12 years. Without intervention by the Council through acquisition by agreement or CPO the properties may remain vacant, continue to deteriorate, attract anti-social behaviour, fly-tipping and arson, all of which cause fear in local residents, resulting in a declining neighbourhood.

10 Penistone Street Burnley vacant since 24th January 2011
71 Albion Street Burnley vacant since February 2016
6-8 Whitefield Street Hapton vacant since 3rd March 2018
23 Bramley Avenue Burnley vacant 26th February 2022
17 Pheasantford Street Burnley vacant since 28th July 2022
6. Through the Vacant Property Initiative and Empty Homes Programme over 150 properties have been acquired, refurbished and re-sold or re let, bringing those properties back into use and providing high quality accommodation.
7. To use facelifting as a regeneration tool in certain areas to improve the external appearance of blocks, to assist in raising property values, to assist in raising demand and so reducing the number of empty properties and to encourage complementary investment in the properties by their owners.
8. There are over 80 properties in the proposed face-lifting scheme. Property surveys need to be undertaken in late April and May 2023 to ensure the work can be tendered at the beginning of June 2023 for completion of the actual sandblasting, repointing and new gutters during the summer months of July to September 2023.

DECISION

That the Executive authorises:

- i. The Head of Housing and Development Control in consultation with the relevant Executive Member to approve in pursuance of the powers obtained under Section 17 of the Housing Act 1985 (as amended) to make the following compulsory purchase orders for the purpose of renovation and/or re-sale by the most appropriate method:

The Burnley (10 Penistone Street Burnley) Compulsory Purchase Order 2023

The Burnley (71 Albion Street Burnley) Compulsory Purchase Order 2023

The Burnley (6-8 Whitefield Street Hapton Burnley) Compulsory Purchase Order 2023

The Burnley (23 Bramley Avenue Burnley) Compulsory Purchase Order 2023

The Burnley (17 Pheasantford Street Burnley) Compulsory Purchase Order 2023.

- ii. The Head of Legal and Democratic Services to agree terms for the acquisition of the properties, to acquire the properties in this report by agreement as an alternative to compulsory purchase in accordance with the terms of delegation.
- iii. The Head of Legal and Democratic Services to make minor amendments, modifications or deletions to the CPO schedule of interests and map, should this be necessary, and to finalise the making and submission of the CPO, including promoting the Council's case at public inquiry, if necessary.
- iv. Subject to confirmation by the Secretary of State the Head of Legal and Democratic Services to secure full title to and possession of the CPO land as appropriate by:
 - Serving notice of confirmation of the CPO on all interested parties
 - Serving notice of intention to execute a General Vesting Declaration
 - Executing the General Vesting Declaration
 - Serving Notices to Treat and/or Entry as appropriate
 - Acquiring land and interests by agreement if possible
- v. The tendering of any renovation/building works and face-lifting works in accordance with SOC 1, 15 and 16 and delegates power to accept the tender to the Head of Housing and Development Control.
- vi. That the proceeds from the sale of the properties is recycled back into the Empty Homes Programme for further acquisitions and renovations.

103. Household Support Fund

PURPOSE

To seek approval to deliver a fourth Household Support Fund scheme (HSF4).

REASON FOR DECISION

The proposed scheme is targeted towards a clearly defined need and is manageable given the size of the allocation and the time available to deliver it.

DECISION

The Executive resolved:

1. That the priority for Burnley Council's HSF4 scheme is supporting low income households of working age.
2. That the Head of Policy and Engagement is given delegated authority to finalise a delivery plan for the scheme, in consultation with the Head of Finance and Property and the Executive Member for Finance and Performance.

104. Exclusion of the Public

Members determined to exclude the public from the meeting before discussion took place on Minutes 104 on the grounds that in view of the nature of the business to be transacted if the public were present there would be a disclosure to them of exempt information within the meaning of Schedule 12A of the Local Government Act 1972.

105. Lease Renewal and Capital Works, The Mall Charter Walk

PURPOSE

To seek approval for capital expenditure towards the cost of combining and renovating two units The Mall, Charter Walk Shopping Centre, Burnley, as part of the terms of a lease renewal.

REASON FOR DECISION

The expenditure will facilitate the conversion of two units at The Mall into a single unit. It will enable the retention of an existing tenant and a vacant unit in the shopping centre being brought into use.

DECISION

That the Executive authorises capital expenditure as set out in the report.