

Report to:	EXECUTIVE
Relevant Officer:	Alan Cavill, Director of Place
Relevant Cabinet Member	Councillor Mark Smith, Cabinet Member for Business and Economic Development
Date of Meeting:	7 November 2016

ACQUISITION OF PROPERTIES- 2, 4, 6 AND 8 LEOPOLD GROVE

1.0 Purpose of the report:

1.1 Purchase of properties adjacent to the Winter Gardens Blackpool which would complement any future development of Winter Gardens.

2.0 Recommendation(s):

2.1 To approve the purchase, at market value, and demolition of 2,4,6 and 8 Leopold Grove funded using Prudential Borrowing on the terms as set out in paragraph 9.1.

2.2 To surface the cleared area and use for parking and site compound.

3.0 Reasons for recommendation(s):

3.1 The buildings are adjacent the Winter Gardens and would complement any future development.

The properties have been vacant for some time the control of the properties allows the Council to demolish the properties to improve the area.

The properties are adjacent to the proposed new conference centre at the Winter Gardens.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

To not purchase although this would mean the Council:

Would be unable to demolish the properties

Cannot consider inclusion in any future development of the adjacent Winter Gardens.

4.0 Council Priority:

4.1 The relevant council priority is: “The economy: Maximising growth and opportunity across Blackpool”.

5.0 Background Information

5.1 An opportunity has arisen whereby the Council would be able to purchase the properties off market. This provides for the Council to purchase the properties without entering into any bidding rounds and meet market value expectations.

5.2 The properties were last used as Solicitors’ offices and have been vacant for some years and have fallen into a state of disrepair.

5.3 The properties are directly adjacent the Winter Gardens separated by the road on Leopold Grove, the opportunity allows the Council to consider further opportunities at the Winter Gardens including using the space for the Conference Centre proposal. With the demolition of the former furniture store (part of the Winter Gardens complex) and the further availability of land provides for greater development opportunities.

5.4 As the space is directly adjacent the Winter Gardens the derelict site in its current form detracts from the Blackpool Museum and conference centre proposals.

5.5 After demolition, the cleared site could be used as a site compound during the build phase of the conference centre and Blackpool museum, for parking of goods vehicles supporting shows and for pay and display car parking for the town centre.

5.6 Does the information submitted include any exempt information? Yes

5.7 List of Appendices:

Appendix 5a – Financial Statement (Restricted)

6.0 Legal considerations:

6.1 The Council would purchase the properties from East London Investments Ltd who hold an option on the properties from the freeholder.

6.2 The properties would be purchased with vacant possession.

7.0 Human Resources considerations:

7.1 None

8.0 Equalities considerations:

8.1 None

9.0 Financial considerations:

9.1 The purchase will be funded from the Prudential Borrowing over 50 years and the management and demolition will be funded from the same budget. It is expected the acquisition demolition and fees will cost a total of £557,000 which will be re-paid from the income generated from the site. Any shortfalls in income will be met from within the parking budget

10.0 Risk management considerations:

10.1 The Council will have to insure the property and arrange security until demolition can be organised.

11.0 Ethical considerations:

11.1 None

12.0 Internal/ External Consultation undertaken:

12.1 None

13.0 Background papers:

13.1 None

14.0 Key decision information:

14.1 Is this a key decision? Yes

14.2 If so, Forward Plan reference number: 19/2016

14.3 If a key decision, is the decision required in less than five days? No

14.4 If **yes**, please describe the reason for urgency:

15.0 Call-in information:

15.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No

15.2 If **yes**, please give reason:

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE

16.0 Scrutiny Committee Chairman (where appropriate):

Date informed: 28 October 2016 Date approved:

17.0 Declarations of interest (if applicable):

17.1

18.0 Executive decision:

18.1

18.2 Date of Decision:

19.0 Reason(s) for decision:

19.1 Date Decision published:

20.0 Executive Members in attendance:

20.1

21.0 Call-in:

21.1

22.0 Notes:

22.1