

## APPENDIX 1 – Establishing a baseline

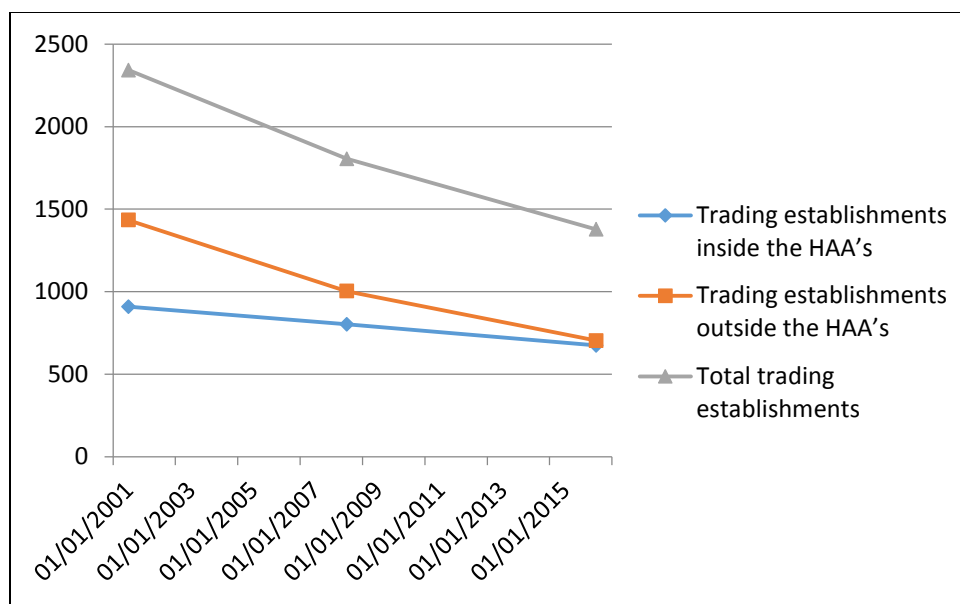
### 1.0 Establishing a 2008 baseline for comparison

- 1.1 Humberts figure of 1,805 premises in 2008 covered both serviced and non serviced accommodation throughout the town, and at that time the detailed current HAAs as designated in the 2011 SPD were not known or identified. In the HAAs we now know in 2016 that there are currently **782** serviced and non serviced premises including holiday flats but only **674** of these are currently trading. Assuming that all were trading in 2008 (782) and adding the known changes of use, conversions and lawful development certificates in the HAAs (approximately 20 which includes 2 ongoing enforcement cases where residential is now the permanent use) this gives a figure of 802 in the HAAs, leaving 1,003 outside (1,805 total in 2008).
- 1.2 Understandably the biggest change has been outside the HAAs and since April 2008 there have been approximately 222 changes (changes of use completions and approved LDC's) hence a revised total for holiday accommodation premises outside the HAAs in 2016 of 781 (1,003 minus 222). This figure also needs to be adjusted for those no longer trading, and based on the current known "not trading within the HAAs" of 10%, this would provide a trading figure outside the HAAs of 703. We could therefore assume that in 2016 there are **674** trading holiday accommodation premises (both hotels and self catering) in the HAAs and approximately **703** outside, a total of **1,377**.
- 1.3 Between 2008 and 2016 this represents an overall reduction of 24% (approx 16% in the HAAs and 30% outside the HAAs). Although we do not have data to support a subdivision of the 2001 CURS data (total of 2,342) we do know that this total declined by approximately 23% between 2001 and 2008. Applying a similar split based on the 2008-16 figures we can therefore develop a figure for inside and outside the HAAs for the 2001 data. This would provide comparable data for 2001, 2008 and 2016, and this is expressed in Table 4.7 below and Figure 4.1.

**Table 1: Estimated Quantum of holiday accommodation premises in Blackpool (hotels and self-catering)**

|   | 2001 CURS study data | 2008 baseline data | Current data (2016) |
|---|----------------------|--------------------|---------------------|
| Trading establishments inside the HAAs  | 909                  | 802                | 674                 |
| Trading establishments outside the HAAs | 1,433                | 1,003              | 703                 |
| Total trading establishments            | 2,342                | 1,805              | 1,377               |

**Figure 1: Graph showing decline in the number of trading holiday accommodation premises**



## Bed spaces

- 1.4 In addition to the number of premises, previous studies have also referred to the total number of bed spaces. For this calculation it is necessary to apply certain assumptions. Humberts assumed in 2008 a total of 1,805 premises, and a total of 60,715 bed spaces. The 1,657 serviced accommodation (hotels and guest houses) had an estimate of 56,521 bed spaces (in 25,000 bedrooms) and the 148 non-serviced businesses accounted for a further 4,194 bed spaces.
- 1.5 The main hotels (approximately 108) were surveyed in detail in 2008 and had some 6,926 rooms and approximately 13,852 bed spaces. These were mainly located on the promenade. Based on the recent 2016 land use survey information there are currently 108 trading hotel premises in the red and orange areas (all located on the promenade) with a further 520 off the promenade (total of 628). It should be noted that in addition to the 628 hotels/guest houses, there are a further 46 trading holiday flat premises and these are analysed in more detail below.
- 1.6 If it is assumed that the 108 trading hotel premises in the red and orange areas still represent approximately 7,000 rooms that would equate to 14,000 bed spaces.
- 1.7 In the blue areas, off the promenade, there are currently in 2016 some 520 trading hotels/guest houses/B&B's. Humberts used an average of 12 rooms/property and approximately 2.3 bed spaces per room. This would provide a total number of bed spaces of 14,352 in the serviced accommodation sector. In addition there are 8 properties with holiday flats on the promenade and a further 38 off the promenade (total of 46). Again using Humberts assumptions of 8 units per property and 3.5 bed spaces per unit that equates to a further 1,288 bed spaces. This would give an estimated total of approximately 30,000 bed spaces in the HAAs in 2016.

- 1.8 To calculate the number of bed spaces outside the HAAs we are assuming in 2016 that there are some 703 trading establishment (both serviced and non-serviced). If we assume the majority are guest houses and B&B's and apply Humberts assumptions of 12 rooms/premises and 2.3 bed spaces per room this would give a total of approximately 19,400 bed spaces.
- 1.9 This would give a total in Blackpool of 49,400 bed spaces in 2016 in the known trading holiday accommodation. This represents a reduction of 11,315 (18.6%) since 2008 (60,715 minus 49,400). This represents approximately 75% of the required reduction under scenario 1 (circa 15,024).

### Caveats

- 1.10 It is important to note that it is known that many of the guest houses are operating as 'homes with income' and although many are shown as 'trading' in the above analysis it is likely that the figure is somewhat lower. The numbers of sustainably trading businesses is therefore likely to be much lower.
- 1.11 Although data has been gathered in detail within the HAAs there may be a need in the future to assess the areas outside the HAAs to check if the situation has changed significantly. Changes of use and lawful development certificates give some information but it is possible that many former guest houses have simply reverted to residential use without permissions in place.
- 1.12 There are also a number of larger hotels outside the HAAs such as the more recent Travelodges, the Blackpool Football Club hotel and the De Vere Village hotel.

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