

Officer Non Key Executive Decision

Relevant Chief Officer:	Steve Thompson, Director of Resources
Relevant Cabinet Member:	Councillor Mark Smith, Cabinet Member for Regeneration, Enterprise and Economic Development
Report Author:	Paul Jones, Head of Property Services
Implementation Date of Decision:	19 March 2019

SUPPLEMENTAL LEASE TO HOLLINGWOOD HOMES

1.0 Purpose of the report:

- 1.1 To seek approval to grant a Supplemental lease to Hollinwood Homes Limited, at a peppercorn rent and for a period to expire on 12 November 3012. This will tie in with an existing 999-year lease dated 13 November 2013 between (1) the Council and (2) Hollinwood Homes Limited.

2.0 Recommendation(s):

- 2.1 To grant a Supplemental lease for various parcels of land at Rigby Road, Blackpool to Hollinwood Homes Limited, which were missed from the original lease dated 13 November 2013.

3.0 Reasons for recommendation(s):

- 3.1 In order for Hollinwood Homes Limited to dispose of individual plots and houses, on long leases, long leasehold title is required for the entire site. This is to include small parcels/ slivers of land that were initially retained within the Freehold Title of Blackpool Council.

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:

None.

4.0 Council Priority:

4.1 The relevant Council Priority is “Communities: Creating stronger communities and increasing resilience”.

5.0 Background Information

5.1 In an Executive Decision in 2013 (EX17/2013), Marcus Worthington & Co Ltd/ Hollinwood Homes Limited were recommended the preferred developer following an OJEU compliant procurement process, for the Tyldesley Road and Rigby Road development area. Subsequently the area has been developed and homes built – 117 in Phase 1 and 123 in Phase 2.

5.2 A plan highlighting the land concerned can be found at Appendix 1.

Does the information submitted include any exempt information? No

6.0 Legal considerations:

6.1 Supplemental lease granted will be co-terminus with the existing Lease dated 13 November 2013.

7.0 Human Resources considerations:

7.1 None

8.0 Equalities considerations:

8.1 None

9.0 Financial considerations:

9.1 The lease will be granted at a peppercorn rent.

10.0 Risk management considerations:

10.1 If the supplemental lease is not granted, some individual house cannot be transferred by the developer, to individual homeowners on long leases.

11.0 Ethical considerations:

11.1 Not applicable.

12.0 Internal/ External Consultation undertaken:

12.1 None.

13.0 Decision of Chief Officer

13.1 To approve to grant a Supplemental lease to Hollinwood Homes Limited for various parcels of land at Rigby Road at a peppercorn rent and for a period to expire on 12 November 3012. This will tie in with an existing 999-year lease dated 13 November 2013 between (1) the Council and (2) Hollinwood Homes Limited.

14.0 Reasons for the Decision of the Chief Officer

14.1 In order for Hollinwood Homes Limited to dispose of individual plots and houses, on long leases, long leasehold title is required for the entire site. This is to include small parcels/ slivers of land that were initially retained within the Freehold Title of Blackpool Council.