

## Officer Non Key Executive Decision

<b>Relevant Chief Officer (Decision Maker):</b>	Steve Thompson, Director of Resources
<b>Relevant Cabinet Member (for consultation purposes):</b>	Councillor Neal Brookes, Cabinet Member for Housing and Welfare Reform
<b>Report Author (Officer name and title):</b>	Vikki Piper, Head of Housing
<b>Implementation Date of Decision:</b>	13 August 2020

### QUEENS PARK ESTATE REDEVELOPMENT – S104 AGREEMENT

#### 1.0 Purpose of the report:

1.1 To give authority for Blackpool Council to enter into a Section 104 agreement under the Water Industry Act 1991 and a supplemental deed of grant with United Utilities (UU) to enable the sewers serving the Queens Park Phase 2 development to be formally adopted by UU.

#### 2.0 Recommendation(s):

2.1 To confirm the authority to enter into a Section 104 agreement and supplemental deed of grant with United Utilities for the Queens Park Phase 2 development.

#### 3.0 Reasons for recommendation(s):

3.1 To support the social housing redevelopment at the former Queens Park Estate through the provision of adopted sewers by the regional sewerage undertaker.

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  
“Priority two - Communities: Creating stronger communities and increasing resilience.”

**5.0 Background Information**

- 5.1 Executive resolved in September 2011 (EX/46/2011) to pursue the demolition of 487 flats and maisonette blocks at Queens Park to allow redevelopment of the estate by providing modern and affordable family housing to meet the needs of Blackpool’s residents. An OJEU compliant developer selection process was undertaken resulting in the appointment of a contractor to undertake a design and build scheme which provided 191 new homes including 1, 2, 3 and 4 bed homes along with new public open space.
- 5.2 Work commenced on Phase 2 with demolition of the remaining tower and maisonette blocks in Spring 2016 which was followed by the construction of the remaining 99 new homes. Works to the properties were completed in April 2019 followed by the public open space.
- 5.3 A design for the foul drainage system was drafted by the contractor as part of the works and these were agreed in principle with UU. Subsequent to the installation of the foul drainage system and inspection by UU there is a need to sign the S104 agreement that will enable the system to be placed on maintenance and ultimately adopted by UU, thereby becoming part their asset for future maintenance.
- 5.4 The system and associated easements are shown on the plan attached at appendix 1.
- 5.5 Does the information submitted include any exempt information? No

**List of Appendices:**

Appendix A:Extent of foul drainage system– Plan indicating the areas to be adopted and associated easement.

**6.0 Legal considerations:**

- 6.1 Please refer to background information. The entering into the agreement will allow for the process by which the sewers will be adopted by the statutory undertaker and subsequently maintained at the statutory undertaker’s expense. The deed of grant provides the statutory undertaker with a right to install and thereafter replace, maintain etc a foul/and or surface water sewer within an area of land under the ownership of the Council.

**7.0 Human Resources considerations:**

7.1 None.

**8.0 Equalities considerations:**

8.1 The development of better quality housing in the town and improvements to public open space as part of the new development is expected to positively impact on equality of opportunity and community cohesion through the creation of more stable communities.

**9.0 Financial considerations:**

9.1 The cost of undertaking the redevelopment at Queens Park was met through the Housing Revenue Account and via grant funding received from Homes England.

**10.0 Risk management considerations:**

10.1 Risk of not authorising the undertaking of the S104 will result in the responsibility for the maintenance and whole asset of the foul drainage system at Queens Park remaining with the Council.

**11.0 Ethical considerations:**

11.1 None.

**12.0 Internal/ External Consultation undertaken:**

12.1 None.

**13.0 Decision of Chief Officer**

13.1 To confirm the authority to enter into a Section 104 agreement and supplemental deed of grant with United Utilities for the Queens Park Phase 2 development.

**14.0 Reasons for the Decision of the Chief Officer**

14.1

To support the social housing redevelopment at the former Queens Park Estate through the provision of adopted sewers by the regional sewerage undertaker.

Appendix A; Extent of foul drainage system– Plan indicating the areas to be adopted and associated easement.



