

Officer Non Key Executive Decision

Relevant Chief Officer (Decision Maker):	Alan Cavill, Director of Communications and Regeneration
Relevant Cabinet Member (for consultation purposes):	Councillor Gillian Campbell, Cabinet Member for Culture and Tourism
Report Author (Officer name and title):	Lee Frudd, Head of Strategic Leisure Assets
Implementation Date of Decision:	12 October 2020

GOLDEN MILE UNIT LEASES

1.0 Purpose of the report:

1.1 To obtain appropriate approvals for the granting of a number of leases within the portfolio element known as the Golden Mile Centre, Blackpool Promenade.

2.0 Recommendation(s):

2.1 To approve the granting of a lease for the following units:

- Unit 1-3
- Unit 4-5
- Unit A
- Unit B
- Unit C
- Unit D
- Pirate Adventure Golf
- Bonney Street Market

3.0 Reasons for recommendation(s):

3.1 In order to ensure continued occupation of the units listed above on the terms set out at 5.1 below.

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:

Other options have been considered including a different use of the building. These alternatives continue to be assessed, but are currently considered less favorable than the recommendation contained within this report.

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 Key terms of the proposed leases include:

It is proposed that leases are granted to the existing tenants and the permitted use of the units will be in accordance with that currently in place.

It is proposed the term for each of the units will run to the 31st May 2022. A Landlord break clause providing notice of two months to vacate the premises and surrender the lease and any other rights to the property is proposed.

Proposed revised rentals are set out in Appendix A to this report.

All other terms remain per the previous lease agreements.

5.2 Does the information submitted include any exempt information? No

5.3 List of Appendices:

Appendix A – Commercially Sensitive Information

6.0 Legal considerations:

6.1 Relevant legal documentation is to be completed should approval to the proposals set out in this report be obtained.

7.0 Human Resources considerations:

7.1 None.

8.0 Equalities considerations:

8.1 None.

9.0 Financial considerations:

9.1 It is proposed rents will be set in line with that currently charged plus an uplift of 5%.
Rents will be payable quarterly in advance.

10.0 Risk management considerations:

10.1 Risk management considerations will be dealt with through the management of the lease.

11.0 Ethical considerations:

11.1 None.

12.0 Internal/ External Consultation undertaken:

12.1 Consultation has taken place with internal Property Professionals.

13.0 Decision of Chief Officer

13.1 To approve the granting of a lease for the following units:

- Unit 1-3
- Unit 4-5
- Unit A
- Unit B
- Unit C
- Unit D
- Pirate Adventure Golf
- Bonney Street Market

14.0 Reasons for the Decision of the Chief Officer

14.1 In order to ensure continued occupation of the units listed above on the terms set out at 5.1.