

Officer Non Key Executive Decision

Relevant Chief Officer (Decision Maker):	Alan Cavill Director of Communications and Regeneration
Relevant Cabinet Member (for consultation purposes):	Councillor Lynn Williams, Leader of the Council
Report Author (Officer name and title):	Lee Frudd, Head of Strategic Leisure Assets
Implementation Date of Decision:	7 March 2024

PROPOSED LEASE AND FORMAL TENANCY AT WILL AGREEMENT- UNIT 81C WINTER GARDENS

1.0 Purpose of the report:

- 1.1 To seek approval to enter into a lease and short term formal tenancy at will agreement with Realise Learning and Employment Limited for the let of a number of units within 81c at the Winter Gardens.

2.0 Recommendation

- 2.1 To approve entering into a lease and short term formal tenancy at will agreement with Realise Learning and Employment Limited for the let of a number of units within 81c at the Winter Gardens.
- 2.2 To authorise the Head of Legal Services to complete a lease and short term formal tenancy at will agreement with Realise Learning and Employment Limited for the let of a number of units within 81c at the Winter Gardens.

3.0 Reasons for recommendation:

- 3.1 Blackpool Entertainment Company Limited, acting as agent to Blackpool Council, has sought to let the following vacant units within 81c at the Winter Gardens:

- 1.1
- 1.2
- 1.4
- 1.5
- 1.6
- 2.7

- 2.8

The proposed letting will contribute to the financial returns generated by BECL and improve the economic environment of the town centre.

Is the recommendation contrary to a plan or strategy adopted or approved by the Council?

No

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

Yes

Other alternative options to be considered:

Reject the proposal. This would result in a lost opportunity to let a number of currently vacant units within 81c at the Winter Gardens.

4.0 Council Priority:

4.1 The relevant Council Priority is:

- "The economy: Maximising growth and opportunity across Blackpool"

Background Information

Blackpool Council has been approached by Blackpool Entertainment Company Limited with a proposal to let a number of units within 81c to Realise Learning and Employment Limited, on terms acceptable to the Council. Due diligence completed by Blackpool Entertainment Company Limited confirms the units will be used for an appropriate activity and form a base to be used in the training and recruitment business of the proposed tenant, here in Blackpool.

The proposed tenant is working to a tight timescale and in order to facilitate this it is proposed a short term formal tenancy at will agreement is entered into allowing access to the units to the proposed tenant while the main lease is completed.

4.0 Does the information submitted include any exempt information? No

4.1 List of Appendices:

Confidential Appendix 1

5.0 Legal considerations:

- 5.1 Blackpool Council's Asset and Estates and Legal Services Department have been consulted and have reviewed the proposed terms of the agreement agreed in principle between Blackpool Council and Realise Learning and Employment Limited, and confirmed they are content with the proposals from legal and asset management perspectives.

Legal Services and Asset and Estate Management have suggested that in order to facilitate the tight timescales the proposed tenant is working to, a formal short term tenancy at will agreement is entered into allowing access to the units to the proposed tenant while the main lease is completed.

7.0 Human Resources considerations:

- 7.1 N/A

8.0 Equalities considerations:

- 8.1 Equality considerations will be taken into account and managed while organising the proposed lease and will continue to be dealt with throughout the process.

9.0 Financial considerations:

- 9.1 The proposed lease contains financial terms confirmed as achieving best value.

10.0 Risk management considerations:

- 10.1 Risk management considerations will continue to be managed through the process of entering into formal legal documentation with the proposed tenant as appropriate.

11.0 Ethical considerations:

- 11.1 Ethical considerations will continue to be managed through the process of entering into formal legal documentation with the proposed tenant as appropriate.

12.0 Internal/ External Consultation undertaken:

12.1 Consultation has taken place with:

- Asset and Estate Management
- Legal Services
- Communications and Regeneration

13.0 Decision of Chief Officer

13.1 To approve entering into a lease and short term formal tenancy at will agreement with Realise Learning and Employment Limited for the let of a number of units within 81c at the Winter Gardens.

To authorise the Head of Legal Services to complete a lease and short term formal tenancy at will agreement with Realise Learning and Employment Limited for the let of a number of units within 81c at the Winter Gardens.

14.0 Reasons for the Decision of the Chief Officer

14.1 Blackpool Entertainment Company Limited, acting as agent to Blackpool Council, has sought to let the following vacant units within 81c at the Winter Gardens:

- 1.1
- 1.2
- 1.4
- 1.5
- 1.6
- 2.7
- 2.8

The proposed letting will contribute to the financial returns generated by Blackpool Entertainment Company Limited and improve the economic environment of the town centre.