

Officer Non Key Executive Decision

Relevant Chief Officer (Decision Maker):	Alan Cavill, Director of Communications and Regeneration
Relevant Cabinet Member (for consultation purposes):	Councillor Mark Smith, Cabinet Member for Levelling Up - Place
Report Author (Officer name and title):	Angie Jackson, Project Manager Housing and Regeneration
Implementation Date of Decision:	3 April 2024

REVOE COMMUNITY SPORTS VILLAGE – SITE ASSEMBLY 14 Henry St, Blackpool, Lancashire FY1 5JG

1.0	Purpose of the report:
1.1	To consider the freehold acquisition of 14 Henry St, Blackpool, Lancashire FY1 5JG, as registered under HM Land Registry Title Number LA806421 (the Property).
2.0	Recommendation(s):
2.1	To proceed with the acquisition of the Property. The acquisition will be under section 227 Town and Country Planning Act 1990 ("the 1990 Act") for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to that Property. The council's acquisition of the property Under section 227 of the 1990 Act will trigger the operation of the powers under section 203 of the Housing and Planning Act 2016 subject to all requirements of that section being fulfilled which will facilitate the carrying out of the development.
2.2	To authorise the Head of Legal Services to prepare legal documentation and enter into and complete appropriate documents/contracts as necessary to complete the transaction.
3.0	Reasons for recommendations:
3.1	In proceeding with the opportunity offered to acquire the property, existing Council land holdings will be consolidated which will in turn facilitate the development of the Revoe Sports Village approved under decisions EX63/2021 - Blackpool Town Deal Update. The acquisition of the Property will be for the benefit of the area in that it will improve and

	develop the economic and social wellbeing of the area by providing the Council with assets which will enable future regeneration.	
3.2	Is the recommendation contrary to a plan or strategy adopted or approved by the Council?	No
3.3	Is the recommendation in accordance with the Council's approved budget?	Yes
4.0	Other alternative options to be considered:	
4.1	The Council could decide not to take advantage of the purchase, in which case the vendor may sell to a third party and the Council may have to pay an enhanced cost if it has to be acquired in the future.	
5.0	Council priority:	
5.1	<p>The relevant Council priorities are:</p> <ul style="list-style-type: none"> • "The Economy: Maximising growth and opportunity across Blackpool" • "Communities: Creating stronger communities and increasing resilience" 	
6.0	Background information	
6.1	The Council intends to purchase the freehold interests of a number of properties to consolidate its existing land holdings to facilitate development of the Revoe Sports Village approved under decisions EX63/2021 - Blackpool Town Deal Update.	
6.2	In line with this policy, agents appointed through the Growth and Prosperity team have undertaken negotiations with the current freeholder/business owner to reach an agreement, subject to Council approval, to acquire the freehold interest with vacant possession of all properties within the portfolio.	
6.3	Once assets have been acquired to unlock the future development potential of the surrounding area, it is intended to produce a regeneration scheme. Until such time that the properties are required for regeneration it is intended to keep them vacant and secure.	
6.4	The Heads of Terms are included in Appendix A attached to this report. By virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, and due to the commercially sensitive nature of the information these include they should remain confidential and will be withheld from publication.	
6.5	Does the information submitted include any exempt information?	No

7.0	List of Appendices:
7.1	Appendix A: Heads of Terms (restricted)
8.0	Legal considerations:
8.1	The acquisition will be under section 227 of the 1990 Act for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to that land.
8.2	Should the Council acquire the Property, Legal Services will be instructed to purchase the freehold and carry out all the necessary due diligence, searches and surveys to ensure that a full clear title is provided.
9.0	Human Resources considerations:
9.1	None
10.0	Equalities considerations:
10.1	None
11.0	Financial Considerations
11.1	The purchase price as detailed in Appendix A – Heads of Terms has been agreed in accordance with the market valuation undertaken on the Property. The purchase price is to be registered against HM Land Registry Title Number: LA806421 following completion of the conveyance.
11.2	The financial provision for the acquisition of properties and land required for the development has been earmarked within the original budget plan. It should be noted that there is no additional funding being made available by the Council for the development.
12.0	Risk management considerations:
12.1	The development requires the land to be assembled which is currently owned by multiple third parties. This development cannot be delivered without the acquisition of all these interests. The Council will be responsible for the management of the properties until all assets have been acquired and demolished.
12.2	At the time of this report the Planning application for the Revoo Sports Village East Stand Development has not yet been received. The application for this element of the scheme

	is due to be made during Summer 2024.
13.0	Ethical considerations:
13.1	The Council will ensure all property owners/tenants/business owners and any other person involved in the sale/purchase of a property is treated in a fair and appropriate manner.
14.0	Sustainability, climate change and environmental considerations:
14.1	With specific regards to the land assembly, the main considerations given at this stage will relate to the methods for holding and demolishing properties once they have been acquired, for example demolition, waste disposal or reclamation of materials.
15.0	Internal/external consultation undertaken:
15.1	Within the Council there has been consultation undertaken with Growth & Prosperity Programme Director, Growth and Prosperity Board, Finance and Legal Departments.
15.2	Statutory consultation has been undertaken as part of the Planning procedure.
16.0	Decision of Chief Officer
16.1	To proceed with the acquisition of the Property.
16.2	To authorise the Head of Legal Services to enter into all legal documentation in connection with this acquisition.
17.0	Reasons for the Decision of the Chief Officer
17.1	To take advantage of the opportunity offered to acquire property and to consolidate existing Council land holdings to facilitate development of the Revue Sports Village approved under decisions EX63/2021 - Blackpool Town Deal Update.