

## Officer Non Key Executive Decision

<b>Relevant Chief Officer :</b>	Steve Thompson Director of Resources
<b>Relevant Cabinet Member :</b>	Councillor Mark Smith Cabinet Member for Business, Enterprise and Job Creation
<b>Report Author :</b>	Paul Jones Head of Property Services
<b>Implementation Date of Decision:</b>	4 April 2024

### Proposed Lease of Unit 1B Bickerstaffe House to Blackpool Theatre Collective Ltd to operate an independent, government funded BTEC qualification for 16 to 19 year old students in Musical Theatre.

#### 1.0 Purpose of the report:

- 1.1 To seek authority to grant a lease for Unit 1B Bickerstaffe House to Blackpool Theatre Collective Ltd, for a period of ten years, in line with the agreed Heads of Terms that can be found at Appendix A.

#### 2.0 Recommendation(s):

- 2.1 To lease Unit 1B Bickerstaffe House to Blackpool Theatre Collective Ltd, in line with the agreed Heads of Terms at Appendix A.

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

- 3.1 To secure a quality tenancy which is in line with the aspirations for the Central Business District. The operators have over 20 years of experience teaching and examining for the International Dance Teachers Association.
- 3.2 To secure a rental income over the duration of the lease, from a unit which is currently vacant. The unit was formerly occupied by Zafar Kahn T/A Sprinkles as a cafe for the retail sale of desserts including waffles, pancakes and ice cream, sandwiches and hot and cold drinks. The unit has since been empty since January 2023.
- 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:

Not to lease Unit 1B to the operator and continue to market the unit leaving it vacant pending any alternative interests being identified.

**4.0 Council Priority:**

4.1 The relevant Council Priority is;

- “The Economy: Maximising growth and opportunity across Blackpool.”
- “Creating Stronger Communities and Increasing Resilience”

**5.0 Background Information**

5.1 Students of Blackpool Theatre Collective Ltd audition for a place and they would like 15-20 students in the first year (Monday Tuesday and Wednesday morning) and 30 students in the second year, running classes Monday to Friday. They have to date 12 students accepted and are holding more auditions before July so are optimistic for a minimum of 15 students by opening in September. In The first year the course will be run on the first half of the week, however will provide extra tuition on the other days. The government fully fund the students and the operator is regulated by SCL Creative, who are the education provider.

5.2 The first years rent (in which there are less students) will be funded in several ways: funding/grants from The Arts Council England, personal teaching and Examining funds.

5.3 The ingoing tenant will be given a rent free equivalent to the following works:

- 1 extra toilet, and cubicle partition.
- 1 small extension of the corner store room.
- 1 inside porch area.
- Removal of brick counter.
- Removal of sink and unit.
- Boxing in of back room pipes.
- Re decoration of all walls.
- Window privacy films.

5.4 Does the information submitted include any exempt information? Yes.

Appendix A - Heads of terms are commercially sensitive and are exempt from publication.

**6.0 Legal considerations:**

6.1 The proposed Heads of Terms are subject to a formal lease being prepared and signed, with all relevant due diligence undertaken between representatives of both parties. A change of use application will also need to be made. Class E to F1 under Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The cost of this will be met by the

proposed tenant.

**7.0 Human Resources considerations:**

7.1 None.

**8.0 Equalities considerations:**

8.1 None.

**9.0 Financial considerations:**

9.1 Please refer to Appendix A – Heads of Terms

9.2 The tenant will pay a proportion of the Service Charge for the building, specifically for services used by and apportioned to the retail units at the ground floor.

9.3 All charges are subject to VAT.

**10.0 Risk management considerations:**

10.1 Subject to references and due financial diligence on the operators.

**11.0 Ethical considerations:**

11.1 None.

**12.0 Internal / External Consultation undertaken:**

12.1 Liaison with all relevant internal and external stakeholders.

**13.0 Decision of Chief Officer**

13.1 To lease Unit 1B Bickerstaffe House to Blackpool Theatre Collective Ltd, in line with the agreed Heads of Terms at Appendix A.

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

14.1 To secure a quality tenancy which is in line with the aspirations for the Central Business District. The operators have over 20 years of experience teaching and examining for the International Dance Teachers Association.

To secure a rental income over the duration of the lease, from a unit which is currently vacant. The unit was formerly occupied by Zafar Kahn T/A Sprinkles as a cafe for the retail sale of desserts including waffles, pancakes and ice cream, sandwiches and hot and cold drinks. The unit has since been empty since January 2023.