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Blackpool Council

17 February 2023

To: Councillors Brookes, Campbell, Farrell, Hobson, Hugo, Smith, Taylor and L Williams

The above members are requested to attend the:

EXECUTIVE

Monday, 27 February 2023 at 6.00 pm
in Committee Room A, Town Hall, Blackpool

A G E N D A

ADMISSION OF THE PUBLIC TO COMMITTEE MEETINGS

The Head of Democratic Governance has marked with an asterisk (*) those items where the Committee may need to consider whether the public should be excluded from the meeting as the items are likely to disclose exempt information.

The nature of the exempt information is shown in brackets after the item.

1 DECLARATIONS OF INTEREST

Members are asked to declare any interests in the items under consideration and in doing so state:

(1) the type of interest concerned either a

- (a) personal interest
- (b) prejudicial interest
- (c) disclosable pecuniary interest (DPI)

and

(2) the nature of the interest concerned

If any member requires advice on declarations of interests, they are advised to contact the Head of Democratic Governance in advance of the meeting.

2 MENTAL HEALTH PROVISION FOR YOUNG MEN SCRUTINY REVIEW FINAL REPORT (Pages 1 - 24)

To consider the Mental Health Provision for Young Men Scrutiny Review Final Report.

3 BLACKPOOL'S LEVELLING UP PILOT: PROGRESS SINCE MARCH 2022 (Pages 25 - 38)

To report on progress made since Blackpool Council entered into its national Levelling Up Pilot with Government in March 2022.

4 MULTIVERSITY AND LEVELLING UP ROUND 2 (Pages 39 - 50)

This report provides an update on the Levelling Up Fund (LUF) Round 2 bid submissions and seeks authority to take forward the next stages of the Multiversity project in the light of the successful £40m Levelling Up Fund 2 bid.

5 FOXHALL VILLAGE, BLACKPOOL - COMPLETION OF WEST DEVELOPMENT SITE (Pages 51 - 68)

To acknowledge a number of delivery options that have been fully investigated in relation to the completion of housing on the West site at Foxhall Village (also known as the Rigby Road development, land bounded by Seaside Way/ Rigby Road/ Tyldesley Road/ Princess Street). To seek approval for Officers to pursue the Preferred Option.

6 WHITEGATE MANOR (261 WHITEGATE DRIVE) - REDEVELOPMENT FOR SHELTERED HOUSING (Pages 69 - 78)

To agree the principle of redevelopment at Whitegate Manor, Whitegate Drive for sheltered accommodation using Housing Revenue Account resources

7 TOWN CENTRE CAR PARKING STRATEGY (Pages 79 - 96)

To provide and update on the Town Centre Car Parking Strategy since it was agreed at the Executive on 25 February 2019, to summarise the current and future demand for car parking in the Town Centre, and to set out the further steps that need to be taken in order to meet that demand.

8 REVOE COMMUNITY SPORTS VILLAGE - SITE ASSEMBLY (Pages 97 - 112)

To report on progress of the Revoe Community Sports Village project which is being brought forward by Blackpool Football Club (BFC) and supported through the Council's Town Deal programme and which helps to kick start the implementation of the 'Revitalising Revoe Masterplan'.

To consider the approach to assembling a site for the development of the Community Sports Village and the proposed transfer of the land.

* 9 TOWN CENTRE INVESTMENT

(Pages 113 - 154)

This report and appendix is currently exempt from publication by virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972. It is considered on balance that the public interest would not be served by publishing information at this stage as this information would undermine the Council's position in future negotiations and could risk the scheme not being able to proceed.

Venue information:

First floor meeting room (lift available), accessible toilets (ground floor), no-smoking building.

Other information:

For queries regarding this agenda please contact Lennox Beattie, Executive and Regulatory Manager, Tel: (01253) 477157, e-mail lennox.beattie@blackpool.gov.uk

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Report to:	EXECUTIVE
Relevant Officer:	Sharon Davis, Scrutiny Manager
Relevant Cabinet Member:	Councillor Jo Farrell, Cabinet Member for Adult Social Care and Community Health and Wellbeing
Date of Meeting:	27 February 2023

MENTAL HEALTH PROVISION FOR YOUNG MEN SCRUTINY REVIEW FINAL REPORT

1.0 Purpose of the report:

1.1 To consider the Mental Health Provision for Young Men Scrutiny Review Final Report.

2.0 Recommendation(s):

2.1 To consider the report and offer a response to the recommendations contained within the Action Plan, forwarding the recommendations to the relevant officers for consideration and implementation.

3.0 Reasons for recommendation(s):

3.1 The recommendations contained within the final report seek to deliver improvements to mental health services provided to young men.

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 Executive must consider the recommendations outlined in the Scrutiny Review but may accept them, reject them or vary them.

5.0 Council priority:

5.1 The relevant Council priority is "Communities: Creating stronger communities and increasing resilience".

6.0 Background information

- 6.1 A joint informal meeting between the Adult Social Care and Health Scrutiny Committee and the Children and Young People’s Scrutiny Committee was held on 22 November 2021 to consider the proposed redevelopment of Child and Adolescent Mental Health Services, at which a number of key issues were identified. During this meeting, it was agreed that the mental health of young men aged 16-25 and suicide prevention in particular was of concern in Blackpool and required a review.
- 6.2 Due to the cross cutting nature of this topic, the review was established as a joint scrutiny review with Members from both the Adult Social Care and Health Scrutiny Committee and Children and Young People’s Scrutiny Committee taking part. As the recommendations fall within the remit of the Cabinet Member for Adult Social Care and Community Health and Wellbeing it has been determined that the Adult Social Care and Health Scrutiny Committee will take responsibility for monitoring the implementation of the recommendations.
- 6.3 The final report details the findings and recommendations of the review and is attached at Appendix 2(a) to the Executive report.
- 6.4 In accordance with the Overview and Scrutiny / Cabinet Member Relations Protocol, the final report has been considered by the Adult Social Care and Health Scrutiny Committee on 26 January 2023, which approved the report for consideration by the Executive. Councillor Jo Farrell, Cabinet Member for Adult Social Care and Community Health and Wellbeing, has provided her comments on the recommendations contained within the report.
- 6.7 The Chairman of the review, Councillor Andrew Stansfield, has been invited to the Executive meeting to make representations on behalf of the Committee.
- 6.8 Does the information submitted include any exempt information? No

7.0 List of Appendices:

- 7.1 Appendix 2(a) – Mental Health Provision for Young Men Scrutiny Review Final Report

8.0 Financial considerations:

- 8.1 Contained within Appendix 2(a) of the report.

9.0 Legal considerations:

- 9.1 Contained within Appendix 2(a) to the Executive report.

10.0 Risk management considerations:

10.1 Contained within Appendix 2(a) to the Executive report.

11.0 Equalities considerations:

11.1 Not applicable.

12.0 Sustainability, climate change and environmental considerations:

12.1 Not applicable.

13.0 Internal/external consultation undertaken:

13.1 Contained within Appendix 2(a) to the Executive report.

14.0 Background papers:

14.1 None.

15.0 Key decision information:

15.1 Is this a key decision? No

15.2 If so, Forward Plan reference number:

15.3 If a key decision, is the decision required in less than five days? No

15.4 If **yes**, please describe the reason for urgency:

16.0 Call-in information:

16.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No

16.2 If **yes**, please give reason:

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE

17.0 Scrutiny Committee Chairman (where appropriate):

Date informed: N/A

Date approved: N/A

18.0 Declarations of interest (if applicable):

18.1

19.0 Summary of Discussion:

19.1

20.0 Executive decision:

20.1

21.0 Date of Decision:

21.1

22.0 Reason(s) for decision:

22.1

23.0 Date Decision published:

23.1

24.0 Alternative Options Considered and Rejected:

24.1

25.0 Executive Members in attendance:

25.1

26.0 Call-in:

26.1

27.0 Notes:

27.1

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Mental Health Provision for Young Men Scrutiny Review Final Report

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1.0 Foreword

- 1.1 The mental health of young men aged 16 – 25 in Blackpool is a subject of significant concern. Research has demonstrated that young men in this age group can be the last to talk about their worries and seek help. They can often keep their thoughts to themselves until it is too late, when opening up and talking could help them in no end of ways.
- 1.2 This topic is very dear to a number of members and we want to see the care of these young men improved in order to ensure a brighter future for them and their families. In addition to improved care for mental health problems once they have been raised and help has been sought we also want the ways in which prevention work and identification of those with problems improved. Data suggests that the majority of young men who died by suicide were not known to services and did not seek help. We would like to question what more can be done to identify and encourage young men with poor mental health to seek support before it is too late.
- 1.3 I would like to thank the Members for their contribution to this review and all the officers involved for their time and efforts in presenting a large amount of information to us in a short space of time.

Councillor Andrew Stansfield
Chairman, Mental Health Provision for Young Men

2.0 Summary of Recommendations

	Timescale
<p>Recommendation 1</p> <p>That the Executive requests that data sharing protocols between key organisations in the town including NHS organisations, the Council and appropriate third sector groups be reviewed and strengthened to improve the ability to analyse data and ensure that young men need only tell their story once.</p>	June 2023
<p>Recommendation 2</p> <p>That Blackpool Council and Blackpool Teaching Hospitals NHS Foundation Trust be requested to consider the joint funding of a pilot to test the provision of a key worker as soon as possible for the cohort aged 18-25 in a similar and appropriate way to the service currently provided for those aged under 18. The outcomes of the pilot would be shared with Lancashire and South Cumbria ICB to consider sustaining these as part of the adult transformation programme.</p>	June 2023
<p>Recommendation 3</p> <p>That the importance of peer support be recognised as a key part of the Lancashire and South Cumbria Integrated Care Board's plans for transformation and that recurrent funding be built into budgets to enable third sector organisations providing such support to plan and improve sustainability.</p>	June 2023
<p>Recommendation 4</p> <p>That an item be added to the workplans of the Adult Social Care and Health Scrutiny Committee and the Children's and Young People's Scrutiny Committee in the new Municipal Year to consider an update on the progress made on the Mental Health Transformation Plan for 18-25 year olds, progress made in improving the transition between children and adult services and the results from the suicide audit being carried out.</p>	June 2023

3.0 Background Information

- 3.1 At its meeting on 9 December 2021, the Children and Young People’s Scrutiny Committee during consideration of a report on Educational Diversity noted that during the transition of young people from Children’s to Adult Services that access to Child and Adolescent Mental Health Services (CAMHS) ceased at age 16. Officers at the meeting acknowledged the difficulties and frustrations experienced by young people and their families in accessing appropriate services and recognised that services needed to be commissioned in a different way in order to meet the needs of this group of vulnerable young people. NB. Prior to the commencement of the review the age range from CAMHS was extended to 19 years.
- 3.2 In addition, a joint informal meeting between the Adults Social Care and Health Scrutiny Committee and the Children and Young People’s Scrutiny Committee had been held on 22 November 2021 to consider the proposed redevelopment of Child and Adolescent Mental Health Services, at which a number of key issues were identified. During this meeting, it was agreed that the mental health of young men aged 16-25 and suicide prevention in particular was of concern in Blackpool and required a review.
- 3.3 Due to the cross cutting nature of this topic, the review was established as a joint scrutiny review with Members from both the Adult Social Care and Health Scrutiny Committee and Children and Young People’s Scrutiny Committee taking part.
- 3.4 The Scrutiny Review Panel comprised of Councillors O’Hara, Burdess, Critchley, R Scott, Stansfield, Walsh, M Scott, D Scott, Mitchell, Hunter and Wilshaw. Gemma Clayton and Mike Coole, Co-opted Members of the Children and Young People’s Scrutiny Committee also contributed to the review.
- 3.5 A large amount of preparatory work was undertaken to identify the following key areas for consideration in the review:
- The transition from children’s to adult services.
 - The duties of the Council and other organisations.
 - The Elliot’s House project and other relevant projects specifically for this age group.
 - The links between self-harm and suicide rates.
 - Work undertaken to prevent suicide.
- 3.6 This review related to the following priority of the Council:
- Communities - Creating stronger communities and increasing resilience

4.0 Methodology

4.1 Details of the meetings held are as follows:

Date	Attendees	Purpose
11 July 2022	<p>Councillors O’Hara, Burdess, Critchley, R Scott, Stansfield, Walsh, M Scott, D Scott, Mitchell and Hunter</p> <p>Gemma Clayton, Mike Coole, CYP Co-opted Members</p> <p>Sara McCartan, Head of Adolescent Services, Blackpool Council</p> <p>Paul Turner, Assistant Director of Children’s Services (School Improvement and Special Educational Needs), Blackpool Council</p> <p>Judith Mills, Consultant In Public Health (Health Improvement and Adult Public Health), Blackpool Council</p> <p>Zohra Dempsey, Public Health Practitioner (Sexual /Mental Health and Wellbeing), Blackpool Council</p> <p>Chris Coyle, Assistant Director of Children’s Services (Children’s Social Care and Tis), Blackpool Council</p> <p>Sharon Davis, Scrutiny Manager, Blackpool Council</p>	<p>To have an in depth look at the scope of the review, discuss how the information can be gathered and confirm details of who the review wishes to speak to and what information it requires in order to carry out the review.</p> <p>To also receive any additional background information from the officers in attendance about current work to support young men aged 16-25 years and any work carried out on suicide prevention.</p>
5 September 2022	<p>Councillors Stansfield, Critchley, Wilshaw, O’Hara, D Scott, Burdess and Walsh</p> <p>Gemma Clayton, CYP Co-opted Member</p> <p>Judith Mills, Consultant In Public Health (Health Improvement and Adult Public Health), Blackpool Council</p> <p>Elaine Walker, Place/Integration and THRIVE Support, Families and Integrated Community Care Division, Blackpool Teaching Hospitals NHS Foundation Trust</p> <p>Linzi Cason, Senior Manager, Empowerment Charity</p> <p>Zohra Dempsey, Public Health Practitioner (Sexual /Mental Health and Wellbeing), Blackpool Council</p> <p>Chris Coyle, Assistant Director of Children’s</p>	<p>To consider two case studies that demonstrated the journey of two young people through mental health services.</p> <p>To consider data relating to suicide in Blackpool, mental health support and prevention work targeted at young men age 16-25 to also explore the links between self harm and suicide and how to ascertain the level of uptake of services by this specific cohort.</p>

	<p>Services (Children's Social Care and Tis), Blackpool Council Rachel Orwin, Schools Early Intervention and Safeguarding Officer, Blackpool Council Sara McCartan, Head of Adolescent Services, Blackpool Council Carolyn Watkins, Adult Mental Health Commissioning, Lancashire and South Cumbria Integrated Care Board Lesley Tiffen, Programme Lead, All age Mental Health, NHS Lancashire and South Cumbria Integrated Care Board Nicki Turner, Children and Young People's Emotional Health and Wellbeing Programme Manager, Blackpool Teaching Hospitals NHS Foundation Trust Paul Turner, Assistant Director of Children's Services (School Improvement and Special Educational Needs), Blackpool Council Sharon Davis, Scrutiny Manager, Blackpool Council</p>	
<p>16 November 2022</p>	<p>Councillors O'Hara, M Scott, Critchley, R Scott and Burdess</p> <p>Mike Crowther, CEO, Empowerment Charity Judith Mills, Consultant In Public Health (Health Improvement and Adult Public Health), Blackpool Council Linzi Cason, Senior Manager, Empowerment Charity Elaine Walker, Place/Integration and THRIVE Support, Families and Integrated Community Care Division, Blackpool Teaching Hospitals NHS Foundation Trust Sara McCartan, Head of Adolescent Services, Blackpool Council Nicki Turner, Children and Young People's Emotional Health and Wellbeing Programme Manager, Blackpool Teaching Hospitals NHS Foundation Trust Lesley Tiffen, Programme Lead, All age Mental Health, NHS Lancashire and South Cumbria Integrated Care Board Carolyn Watkins, Adult Mental Health Commissioning, Lancashire and South Cumbria Integrated Care Board Paul Turner, Assistant Director of Children's Services (School Improvement and Special</p>	<p>To consider the feedback already available on services from Healthwatch.</p> <p>To consider recent learning and changes to the transition between children's and adult services.</p> <p>To receive an overview of the input of service users into the process of service redesign.</p> <p>To receive information on the future audit of suicides.</p> <p>To consider detail of the transformation plans for mental health services.</p>

	Educational Needs), Blackpool Council Zohra Dempsey, Public Health Practitioner (Sexual /Mental Health and Wellbeing), Blackpool Council Sharon Davis, Scrutiny Manager, Blackpool Council	
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5.0 Detailed Findings and Recommendations

5.1 Introduction and Case Studies

- 5.1.1 During the course of the first meeting of the review panel, the scope of the review was considered in detail and it was agreed that as a start point, Members would receive two real life case studies that demonstrated the full journey of two young people through mental health services. The case studies and discussion with partners highlighted what was working well and perhaps where improvements were still required.
- 5.1.2 Considered to be working well were the monthly operational meetings amongst partners which reduced barriers enabling people to access what they needed and the work ongoing to upskill practitioners in key areas such as adverse childhood experiences and suicide prevention. Despite these positives it was considered that there remained fragmentation in bridging the gap between children's and adults services, that pathways could be disjointed and data sharing was not always being carried out effectively.
- 5.1.3 Other specific concerns raised through consideration of the case studies included self-discharge and repeated discharge and readmission in a short space of time. It was acknowledged that a person aged over 18 who was deemed to have capacity could take that decision, however, more options were available to practitioners if the patient was under 18.
- 5.1.4 Emphasis was placed on considering what the Council's statutory duties in support young men aged 16-25 were and it was noted that many of the duties ceased at age 16 or when the young person left education. Depending on the needs of the individual it could be that adult social care then had responsibility for some aspects of care and support. There was a high level of support in schools for young people, however, concern was expressed for those that had recently left or were about to leave school and how they could access the same support outside of school.
- 5.1.5 The Panel also received initial data around suicide and self-harm. It was noted that each individual circumstance was complex. Not all those that died by suicide were previously known to services whilst others had accessed a wide range of services including crisis intervention services. Deaths by suicide are more common in males and locally, there have been more deaths in young men than young women aged 16-25, which was one of the reasons that had prompted this review. It was also reported that there had been difficulty in acquiring data from other organisations where suspected deaths by suicide had occurred (i.e. whether they were known to mental health services).

Recommendation One

That the Executive requests that data sharing protocols between key organisations in the town including NHS organisations, the Council and appropriate third sector groups be reviewed and strengthened to improve the ability to analyse data and ensure that young men need only tell their story once.

5.2 Redesign of NHS funded children and young people's emotional wellbeing and mental health services across Lancashire and South Cumbria

5.2.1 The Panel was particularly interested to hear about the input of service users into the redesign of NHS funded children and young people's emotional wellbeing and mental health services across Lancashire and South Cumbria. Through a series of consultation events the following key points were raised by the young people to ensure they had a voice:

- We need greater awareness of mental health amongst all staff in schools – training for all
- Can we have meetings outside of clinical settings? Somewhere more informal – even outside
- We would use websites that we know are trusted and reliable and if they have a messaging/chat facility that could be accessed 24/7 that would be great
- We'd want training for our family on mental health and for them to access information and support groups
- Appointment times need to be flexible around us not around the professionals
- Definition of crisis is too rigid
- We don't want to go to adult services at 16
- We would want the option of being able to create a joint care plan
- We want someone who can relate to us, listens to us and is someone we can trust – and stays with us on our journey
- We don't want to have to explain ourselves to too many people – the key worker could brief the other professionals
- Waiting times are a problem – need support whilst on a waiting list too.

5.2.2 In response to the comments raised by the young people, various amendments to the way in which services were provided were identified. These included the extension of CAMHS to age 19, holding meetings in a 'safe' place and the introduction of 'health passports' to ensure that children and young people did not need to tell their story more than once. Following the redesign, young people were then asked whether they felt the changes had addressed their key concerns to which they answered yes.

5.2.3 It was noted that the transformation of NHS funded children and young people's emotional wellbeing and mental health services was much further along than the transformation of adult services and that large amounts of work had been carried out in schools to break down the stigma and encourage young people to seek help. Support workers were being provided through schools as well as colleges and the improvement in services for young people was tangible with positive feedback received from schools. An aim was to ensure a support worker was provided to all schools.

5.2.4 The Panel was also informed of the drop in sessions provided around the town that young people could access whilst on a waiting list for psychological therapies, the youth therapy service and the uptake of online services such as Togetherall (formerly Big White Wall) amongst the 18-25 cohort. Additional funding had created new posts with focus placed on both recruitment and also upskilling 'own grown' teams.

5.2.5 Members highlighted the obvious importance to young people of telling their story once and the potential trauma for some in retelling their story on a number of occasions and sought assurance that removing the barriers to information sharing previously highlighted would be prioritised to enable this. The Panel also wished to receive future reporting on the topic to ensure improvement.

5.3 Transformation of Adult Mental Health Services

5.3.1 The development of the adults community transformation programme was at a less advanced stage to the NHS funded children and young people's emotional wellbeing and mental health services redesign. Increased funding had been received for both children's and adults mental health services and the ambition both nationally and locally was to meet a four week wait time moving forward.

5.3.2 The NHS Long Term Plan (2019) set out that all areas should be commissioning a comprehensive offer for 0-25 year olds that reaches across mental health and physical health services for children, young people and young adults by the end of 2023/24. The Mental Health Implementation Plan (2019) further set out that the delivery of an integrated approach across health, social care, education and the third sector, bringing together physical and mental health services with wider local authority and NHS services, including primary care, community services, speech and language therapy, school nursing, oral health, acute and specialised services and that systems should design and implement models of care that are person-centred and holistic, are delivered closer to home and are age appropriate, with transition to adult services based on need not age.

5.3.3 Members were informed that the ambition for Lancashire and South Cumbria was to provide a comprehensive offer for 0-25 year olds that reaches across mental health services for children, young people and adults in all Integrated Care Systems by 2023/24. The expectation is that by 2023/24 there will be no age based thresholds in operation (no young person should be asked to transition automatically at 18) and that all services would be adapted to better meet the needs of 18-25 year old as part of a comprehensive offer for 0-25 year olds that reaches across mental health services for children, young people and adults.

5.3.4 The Panel was provided with an overview of the high level plan and the nine deliverables and it was noted that engagement was ongoing with key stakeholders. An initial steering group had been established which was to oversee the plan delivery and report progress to the Transformation Board.

5.3.5 During discussion of the transformation of adult services, consideration was given to the aspects of the NHS funded children and young people's emotional wellbeing and mental health services redesign that had proved particularly helpful to young people and it was noted that the provision of a key worker for the under 18 cohort had proved very successful in providing tailored, specific support, with a recommendation identified to replicate the support for the 18-25 cohort in the hope that it would particularly benefit young men and improve preventative work.

Recommendation Two

That Blackpool Council and Blackpool Teaching Hospitals NHS Foundation Trust be requested to consider the joint funding of a pilot to test the provision of a key worker as soon as possible for the cohort aged 18-25 in a similar and appropriate way to the service currently provided for those aged under 18. The outcomes of the pilot would be shared with Lancashire and South Cumbria ICB to consider sustaining these as part of the adult transformation programme.

5.4 Transition between Children's and Adult Services

- 5.4.1 The transition of young people from Children's to Adult mental health services had been identified as a key consideration for the Panel and as previously noted that the Child and Adolescent Mental Health Services (CAMHS) was much further into its transformation programme than the programme already described for adults. Part of the transformation work for CAMHS had focussed on this transition and ensuring that young people were not left without support during the transition.
- 5.4.2 As part of the review, representatives from Blackpool Teaching Hospitals NHS Foundation Trust looked at four young people who were at the point of transition in real time rather than historical examples and provided this information to the review. Of these, two positive examples of transition were provided and demonstrated good examples of handover and communication. However, it was noted that these examples were of a transition to specific adult services such as the adult eating disorder service rather than generic services. The other two examples were less positive and were of a transition from CAMHS to the generic adult mental health services where there was a more substantial level of system pressure. Consideration was being given to how the service could be flexible and whether young people could remain with CAMHS until a safe transfer to adult services could be ensured.
- 5.4.3 It was reported that key changes made during the transformation which were still having an impact included increasing the length of the transition process which now commenced six months prior to a person's 19th birthday. Procedures had also been introduced around transition which referred to information sharing around safeguarding and consent with a policy outlining resolution and arbitration if required.

5.5 Suicide Data and Prevention

- 5.5.1 Consideration of the available data on suspected suicides (not confirmed by inquest) from the real-time surveillance system suggested that the number of deaths by suicide had reduced over the previous years. However, the official published figures (shown as a three year rolling rate) had not yet been updated. The suspected deaths by suicide locally for young people aged 16-25 were all male, though a third were of people not residing in Blackpool.
- 5.5.2 Members examined the potential reasons for the suggested decrease in number and it was noted that there had been a number of public health campaigns in place and increased levels of suicide prevention training, however officers advised that it was difficult to pinpoint why there may be a reduction and what had caused it as cases were very individual. There had been a campaign to promote the five ways to wellbeing with increased training in schools with emphasis placed on early intervention. The previous

- issues raised in relation to finding out whether people were known to mental health services were highlighted again.
- 5.5.3 The Panel discussed potential correlations between young males and substance misuse and whether that was a particular contributing factor to suicide in this demographic. It was noted that no specific data to Blackpool was available, however, cases of substance misuse came up frequently in discussions and national evidence suggested to a link to substance misuse and poor mental health. Work was ongoing to highlight the problems that could be caused by substance and alcohol misuse both locally and nationally.
- 5.5.4 In relation to the deaths of young males aged 16-25, Members queried whether more data could be provided regarding the potential factors involved, relationships, causation to obtain a more thorough idea of anything that could be done to address this. It was noted that if a child under the age of 18 died a Child Death Overview Panel would be held to look at potential learning from around the death but this did not happen for those aged over 18. It was also reported that a suicide adult had been carried out previously, although look at suicide as a whole rather than this particular age cohort. It was suggested that a future audit could focus on this age group and trying to gather more detail around their history and potential contributing factors in order to focus resources. The audit when completed would form part of the future reporting to the Adult Social Care and Health and Children and Young People's Scrutiny Committees.
- 5.5.5 Specific reference was made to Elliot's Place as a key service for young men and it was reported that that had been improvements made in encouraging young men to talk about mental health more, however, much more was required with Blackpool having one of the highest levels of suicide amongst young men in the UK. There were serious mental health issues which were being made worse by the current environment. Elliot's Place had been inspired by the memory of Elliot Taylor who had died by suicide agenda 24 in 2020, whose family had not wanted anyone else to suffer in the same way. Elliott's Place aimed to offer community peer support for young men to get together and share concerns with no stigma attached. On offer was access to walks, gardening, opportunities to gather with peers and empower communities to support each other.
- 5.5.6 Young men aged 16-25 continued to find it difficult to access services and talk about their feelings. At Elliot's Place young men found other young men to talk to - Elliot's Mates. Covert advertising of the service took place to ensure that young men could find out about Elliot's Place without having to go out of their way. Members commended the peer support on offer and highlighted its importance whilst raising concerns that third sector organisations were not always offered recurrent funding in a sustainable way. It was highlighted that in order to continue high levels of service provision, organisations must be able to plan with funding built into the overall budget of the relevant funding organisation which in this case was identified as the Lancashire and South Cumbria Integrated Care Board.

Recommendation Three

That the importance of peer support be recognised as a key part of the Lancashire and South Cumbria Integrated Care Board's plans for transformation and that recurrent funding be built into budgets to enable third sector organisations providing such support to plan and improve sustainability.

Recommendation 4

That an item be added to the workplans of the Adult Social Care and Health Scrutiny Committee and the Children's and Young People's Scrutiny Committee in the new Municipal Year to consider an update on the progress made on the Mental Health Transformation Plan for 18-25 year olds, progress made in improving the transition between children and adult services and the results from the suicide audit being carried out.

6.0 Financial and Legal Considerations

6.1 Financial

6.1.1 Public Health funds the following:

- Mental health provision for complex young people (18-25) through the homeless mental health team – posts have been funded to add capacity to the team and a contribution towards a psychologist post totalling: £178,600, the rest of it is will be funded through the ICB. Funding is for this year, with the intention to fund next year.
- Young ADDER/CASHER post - £52k, funded for three years, ending in March 2023 as we move towards picking up complex CYP through the homeless mental health team and part-funding the post with the Adolescent service.
- Community suicide prevention service which will include provision of individual and peer support for 18-25 year olds bereaved by suicide. The total is £75k, our contribution is £37,800 and the rest is funded through the ICB Funding for 12 months initially, starting in January 2023. The impact/outcomes will need to be assessed as it's a new project.

Public Health is also looking at contributing towards a mental health practitioner post to work with the Adolescent Service. This will be £24,965, the rest of the post will be funded through the ICB. It's likely we'll fund it for 12 months and will gather data on effectiveness as part of a business case for future years funding.

6.2 Legal

- #### 6.2.1
- There are no specific legal implications, however, consideration would need to be given to GDPR and Data protection should the data sharing element of the recommendations be progressed. There is also the cross over in respect of Adults and Children and the statutory obligations that each have to observe from their respective statutory roles.

<p>Recommendation 1 That the Executive requests that data sharing protocols between key organisations in the town including NHS organisations, the Council and appropriate third sector groups be reviewed and strengthened to improve the ability to analyse data and ensure that young men need only tell their story once.</p>	<p>The Cabinet Member supports the recommendation.</p>		<p>12 months</p>	<p>CE, Blackpool Council, CEO, BTH, Blackpool Lead, ICB</p>		
<p>Recommendation 2 That Blackpool Council and Blackpool Teaching Hospitals NHS Foundation Trust be requested to consider the joint funding of a pilot to test the provision of a key worker as soon as possible for the cohort aged 18-25 in a similar and appropriate way to the service currently provided for those aged under 18. The outcomes of the pilot would be shared with Lancashire and South Cumbria ICB to consider sustaining these as part of the adult transformation programme.</p>	<p>The Cabinet Member supports the recommendation.</p>		<p>12 months</p>	<p>Director of Public Health and BTH CEO</p>		

<p>Recommendation 3 That the importance of peer support be recognised as a key part of the Lancashire and South Cumbria Integrated Care Board’s plans for transformation and that recurrent funding be built into budgets to enable third sector organisations providing such support to plan and improve sustainability.</p>	<p>The Cabinet Member supports the recommendation.</p>		<p>12 months</p>	<p>Director of Public Health and ICB Lead</p>		
<p>Recommendation 4 That an item be added to the workplans of the Adult Social Care and Health Scrutiny Committee and the Children’s and Young People’s Scrutiny Committee in the new Municipal Year to consider an update on the progress made on the Mental Health Transformation Plan for 18-25 year olds, progress made in improving the transition between children and adult services and the results from the suicide audit being carried out.</p>	<p>The Cabinet Member supports the recommendation.</p>		<p>12 months</p>	<p>Scrutiny Manager</p>		

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Report to:	EXECUTIVE
Relevant Officer:	Antony Lockley, Director of Strategy and Assistant Chief Executive
Relevant Cabinet Member	Councillor Lynn Williams, Leader of the Council
Date of Meeting	27 February 2023

BLACKPOOL'S LEVELLING UP PILOT: PROGRESS SINCE MARCH 2022

1.0 Purpose of the report:

1.1 To report on progress made since Blackpool Council entered into its national Levelling Up Pilot with Government in March 2022.

2.0 Recommendation(s):

2.1 To note the significant progress made since Blackpool entered into national Levelling Up Pilot with Government in March 2022, to endorse the work already undertaken outlined in paragraphs 6.4, 6.5 and 6.6, and to agree for the Council to continue to work with the Department of Levelling Up, Homes and Communities (DLUHC) and Homes England in support of Blackpool's regeneration objectives.

3.0 Reasons for recommendation(s):

3.1 Blackpool's Levelling Up Pilot with Government has delivered clear benefits to the town since it commenced in March 2022. Continuation of the pilot is likely to continue to deliver important investments in the town.

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 opt to discontinue its partnership with Government. However, this option is discounted as the partnership is delivering investment that Blackpool needs.

5.0 Council priority:

5.1 The relevant Council priorities are both:

- “The economy: Maximising growth and opportunity across Blackpool”
- “Communities: Creating stronger communities and increasing resilience”

6.0 Background information

6.1 Blackpool Council is consistent about what it needs to improve the town and residents’ life chances. The Council Plan sets out two over-arching objectives: improving economic opportunity and helping communities to develop the resilience they need. In March 2022, the Council agreed to partner with Government to deliver on these on these objectives as one of three national Levelling Up Pilot areas.

Winning Blackpool’s status as a national Levelling Up Pilot was the outcome of many years of hard work – by the Council, and key supporters such as Blackpool’s Pride of Place Partnership - to engage the Government in helping to deliver the transformational change that Blackpool needs and deserves. Our Blackpool Town Prospectus, developed jointly with our Pride of Place Partnership, made clear Blackpool was the ideal location to pilot a “Levelling Up Programme” building on the town’s strong narrative and delivery record in terms of economic regeneration.

The Council is clear that Blackpool needs a multi -faceted approach to delivering economic opportunity, alongside housing renewal in the inner areas to build stable communities. The Council’s plans have resonated locally and nationally, winning the confidence of partners, senior civil servants and government Ministers since our Levelling Up Pilot began its work.

Since March 2022 Blackpool’s Levelling Up Pilot with Government has delivered clear results. The headline benefits to Blackpool are set out in the paragraphs below. These benefits have been underpinned by a ‘Team Blackpool’ ethos led by the Council, its wholly owned housing companies and other partners, alongside commitment from civil servants and agency officials notably from the Department of Levelling Up, Homes and Communities (DLUHC) and Homes England.

6.2 DELIVERY and CAPACITY:

Significant internal resources have been directed to working on the Levelling Up Pilot since March 2022. There has been a recognition that designing and delivering holistic regeneration at scale requires additional new capacity and Department of Levelling Up, Homes and Communities has supported the development of additional capacity with a £400,000 one year award to supplement the resources committed by the Council, its wholly owned

companies and Business in the Community (BITC). The capacity fund has been vital in ensuring rapid progress been made.

6.3 **ECONOMY and GROWTH:**

The Council has long recognised that it needs to do everything it can to develop the local economy. This is the only sustainable way of giving local people the skills and jobs they need have better lives. There is an established growth programme that the Council has led over a number of years resulting in a redeveloped promenade and sea defences, a renewed Tower and Winter Gardens, renewed and modernised tramway, phase 1 of the Talbot Gateway development and everything now happening on our Enterprise Zone. The Council has been able to accelerate key elements of our Growth Programme through our status as a Levelling Up Pilot.

£40m to enable the full development of Blackpool Central

The Council partnership with Government through the Levelling Up Pilot played the crucial role in securing £40m of capital funding in November 2022 to enable the full development of Blackpool Central, a scheme that will deliver £300m of private investment and 1,000 jobs for Blackpool people.

The Blackpool Central scheme is a £300m leisure led development being brought forward by the private sector developer, Nikal Ltd. The development is critical to Blackpool's future growth and regeneration and has been earmarked as a strategic development site by the Council for in excess of two decades. This development will see desperately needed investment into a very deprived area of the town, which sits right in the heart of the visitor economy.

The Council and Nikal Ltd agreed the terms of a land sale in January 2020 with the Council having to provide the Developer with full vacant possession of the site prior to a phased draw down of the land. A planning submission for the Development was granted consent in October 2021. In order for the Council to deliver on its contractual obligations there are a number of matters which lay outside of Council control, more specifically in relation to a compulsory purchase of properties within the boundary of the proposed site and the relocation of the existing County and Magistrates Courts.

An application for Compulsory Purchase Order was submitted in June 2021 and was granted approval by Secretary of State on 30 September 2022, which paved the way for the delivery of the first phases of the project, but as part of the Crown Estate, the courts could not be compulsorily acquired.

The obstacle relating to the courts had the potential to have much wider impacts in relation overall potential of the site and development. The courts outdated facilities occupied a significant area on the site and had proven to be a substantial frustration in the

redevelopment of the Central Station site over many years. The courts complex was historically connected to the former police divisional headquarters, but having vacated to new premises on the outskirts of town back in 2018, the police buildings remained redundant and derelict for some while, blighting the area.

The Council had been pursuing funding to support the relocation of the courts for a considerable time and were successful as part of the Blackpool Town Deal in obtaining a proportion of funding towards the building and the eventual demolition / remediation of the existing site. However, there remained a substantial funding gap of circa £40m. Following many years of discussions and an impasse with the Courts Service, it was through the intervention of Department of Levelling Up, Homes and Communities as part of our Levelling Up Pilot that a solution was found. The Secretary of State, Michael Gove MP, made an announcement to support the delivery of new courts on a visit to Blackpool in November 2022, releasing the required £40m of funding.

It is now the responsibility of the Courts Service to take forward the delivery of the new court facilities on an alternative site on the edge of the town centre, bought by the Council with Town Deal funding, with a predetermined deadline of March 2025 for the decant from their existing facilities.

With regards to the delivery of the Blackpool Central leisure development, Nikal are now well underway with the construction of the multi-storey car park, with an anticipated opening forecast for November 2023. Following the delivery of the car park the developer will then move on to drawing down land to deliver the exciting new leisure elements of the scheme, creating scores of new jobs.

£40m toward the development of our Multiversity

The Council is determined to secure investment to develop the skills our residents need. The delivery of a higher skills and education campus for Blackpool and the Fylde College in the heart of the town is at the centre of our collective ambition. The Council wants all of its residents to think that further and higher skills, and the jobs in our local economy that are reliant on these skills, can be for them. Through the Levelling Up Pilot the Council has been able to make the case for this investment direct to Government, and we have now secured the essential investment from Government to make this ambition a reality.

Round 2 of the Levelling Up Fund (LUF) in January 2023 delivered one of the largest Levelling Up Fund bids (£40m) in the UK for the £65m Multiversity project. The project had already received £9m Town Deal funding towards the site acquisition. This truly transformative project had the support of Wyre and Fylde Councils, both MPs, the Town Deal Board and a wide range of other partners.

The Multiversity project will deliver a world class university experience facilitating higher level upskilling, reskilling and lifelong learning. The scheme, town centre based and close to

the train station and tram interchange, will free up the existing College site for future redevelopment. Multiversity will be carbon neutral in operation.

The Multiversity Campus will be delivered through a partnership involving Blackpool Council and Blackpool and the Fylde College in association with Lancaster University. It will be a unique proposition, providing a cutting-edge response to local, regional, and national priorities, designed to accommodate up to 3,000 learners.

The overall project to deliver the Multiversity is underpinned by six key project objectives:

- Injection of a new life to the heart of Blackpool;
- Embed holistically into the town centre;
- Allow people to up-skill through life through enabling more people to gain higher level qualifications each year;
- Raise the college profile in the town and beyond;
- Create an iconic building that sings Blackpool; and
- Increased footfall in the town centre to encourage regeneration

The anchor projects of Blackpool Central and Multiversity will sit alongside the next phases of the Talbot Gateway and other transformative developments including the new Civil Service Hub. They will support the growth of Houndshell with the new extension and cinema and the tram extension to link to Blackpool North and the opening of a new Conference offer at the Winter Gardens. These investments will secure the future of Blackpool Town Centre and make an important contribution to the overall development and regeneration of the town. Few other places are in the process of such positive investment and change.

6.4 **HOUSING**

Alongside the need for economic growth it has long been recognised that the housing conditions in the inner wards, particularly in the private rented sector (PRS), are among the worst in the country and exist at scale that is without any national comparator. This market is underpinned by rents set at benefit levels and is typified by short tenancies, a lack of quality and a transient group of tenants. This mix undoubtedly drives many of the poor socio economic outcomes that sees Blackpool rank among the worst in the country. Without addressing the poor inner ward housing conditions Blackpool risks not getting the full social benefit of the economic regeneration agenda that is now so obviously in delivery across the town.

Housing failure in the centre of Blackpool is our number one public policy challenge. Sustained intervention and investment is now needed to reverse decline and deliver a better future. This challenge was recognised immediately by Government in the run up to announcing Blackpool's

Levelling Up Pilot. In March this year the Secretary of State (Michael Gove MP) made the following statement:

“Longstanding neglect by some local landlords has led to Blackpool experiencing some of the worst housing conditions in the country, with at least 1 in 3 properties classified as ‘non-decent’.

An expanded local enforcement team will take tough action against those not meeting existing standards and measure landlords against future national standards. This beefed-up inspection regime will tackle exploitation in the local private rented sector and supported housing market driving up housing quality and protecting the most vulnerable.

Alongside this enforcement drive, Homes England will join forces with Blackpool Council, using additional funding of £650,000 to explore regeneration opportunities to improve Blackpool’s housing stock and quality of place.”

This was followed in June 2022 with the publication of the “Fairer Private Rented Sector” white paper, to build upon the Levelling Up White paper launched earlier in the year. The opening paragraph states:

“Everyone has a right to a decent home. No one should be condemned to live in properties that are inadequately heated, unsafe, or unhealthy. Yet more than 2.8 million of our fellow citizens are paying to live in homes that are not fit for the 21st century. Tackling this is critical to our mission to level up the country.”

The paper contained a 12 point action plan, which included:

- Halving the number of non – decent homes by 2030 by introducing a Decent Homes Standard to the private rented sector.
- Abolishment of section 21 “no fault” evictions.
- Introduction of a new single housing ombudsman.
- Introduction of a new property portal

Government’s experience of working with Blackpool via the Levelling Up Pilot played a key role in framing these commitments and proposed reforms. Indeed, regulatory reform of the private rented sector is something Blackpool Council has been lobbying for over many years, especially in respect of property standards. The Council has consistently maintained that the current measure in the private rented sector (the Health and Housing safety Rating System) is far too low a bar, and both creates and compounds some of the atrocious property conditions and associated impacts on health endemic in Blackpool. The current proposed new legislation is therefore welcome, and supported.

£1.2m to Pilot a new Decent Homes Standard for the Private Rented Sector

Discussions started in earnest in Spring this year around how Blackpool could potentially be an early adopter of the new proposals, which would be used to put pressure on landlords who operate below current minimum standards, and provide advice and support to good landlords on future standards.

The Council has now agreed with Department of Levelling Up, Homes and Communities to pilot the new Decent Homes Standard for the private rented sector, with £1.2m of support. The proposed pilot will consist of the following key elements.

- We will create a team of staff, which will consist of Housing/Decent Homes Enforcement Officers, dedicated legal support, and tenancy related support for more vulnerable tenants
- We will undertake a comprehensive inspection programme across the inner area, starting in the Central area (which already has an existing Selective Licensing Scheme)
- We will fully utilise all aspects of existing legislation
- We will work with Department of Levelling Up, Homes and Communities to evaluate what works, and what doesn't
- We will also assess against the new future Decent Homes Standard
- We will work with Department of Levelling Up, Homes and Communities to evaluate potential impact of the new Decent Homes Standard for Blackpool, and nationally.
- We will start to set the scene with landlords around future change and link findings in with the capital work stream.
- We will work with Department of Levelling Up, Homes and Communities to provide accurate and meaningful monitoring and evaluation of the pilot
- We will conduct a full stock survey of the inner area towards the end of the pilot.

Assessment against future standards will be advisory at this stage. The pilot will commence in Spring 2023 and recruitment for new staff is now underway.

£1m for a Three Year Extension to our Supported Housing Improvement Programme

Following an initial 12 month Supported Housing Pilot, the Council agreed a further 3 years of funding as part of the Levelling Up Pilot. The original pilot produced a number of outcomes, notably, the development of several key documents including:

- A clear process for new providers to follow
- A clear set of quality standards which we expect providers to follow
- A comprehensive Needs Assessment and accompanying Market Position Statement
- A single point of contact for supported housing enquiries, supported by a multi-disciplinary team of officers to provide expert advice and guidance.

The main objectives of the extended Blackpool Supported Housing Improvement Programme (SHIP), which will now run until 2025 include:

- Building on the pilot activity and continue to use all our existing powers and the expertise developed by individuals in Housing Benefit, Planning, and Enforcement to bring supported housing providers up to a standard across the town which provides genuine value for money.
- Tracking from allocation through the three year period the welfare and progress of people using supported housing in different forms with different providers and work with an academic research partner to draw together a comprehensive and coproduced social research piece.
- Mapping, visiting and inspecting over the three year period all current and new Supported Housing schemes housing more than 4 people.
- Aligning the review of the Market Position Statement for supported housing with the Place Based Partnership and Integrated Care Partnership to ensure good quality housing with support is an enabler for improving wider population based health outcomes.
- Working alongside the wider Department of Levelling Up, Homes and Communities and Homes England housing intervention and private rented sector programme across inner Blackpool to maximise impact and positive outcome for residents

Despite all the progress made in this area, with support from government funding, change is still needed at a legislative/regulatory level to deliver meaningful reform. We are pleased to see that a private members Bill, supported by homeless charity Crisis, is currently working its way through the parliamentary process and has reached the committee stage in the House of Commons. The Bill is described as:

“A Bill to make provision about the regulation of supported exempt accommodation; to make provision about local authority oversight of, and enforcement powers relating to, the

provision of supported exempt accommodation; and for connected purposes.”

Officers will be closely following the progress of the Bill, to ensure the Council is well positioned to respond to any changes that come from it.

6.5 The Case for Sustained Physical Intervention to Create a Balanced Housing Market

While the Council expects to see positive improvement from the initiatives above, alongside our existing range of housing investment via the Council and its wholly owned companies, it is widely recognised that Blackpool’s inner area housing issues require significant physical intervention at scale over an extended period.

The Council first raised its ambition for major housing intervention in the production of a prospectus 'ask' to Government used in initial engagement with the Secretary of State during his visit in March 2022, when he also witnessed first-hand the issues of poor-quality housing faced in Blackpool. Following the visit, it was announced that Blackpool was identified as one of the first Levelling Up priority areas nationally.

During the summer of 2022, Homes England were tasked by the Department for Levelling Up with £650k of funding to produce a master plan framework outlining what a major housing regeneration programme could entail. High level progress on this has been reported to the Council’s Leadership Board in August and December 2022 and work continues to analyse the likely investment requirements and outcomes in preparation of a detailed business case to Treasury.

Production of the housing master plan framework and business case are cognisant to other levelling up programme themes, supporting broader long-term outcomes. This work will take a long-term horizon extending over decades and will identify regeneration principles, intervention opportunities and the proposed initial area of focus for commencement of an extensive intervention to refurbish or replace existing poor-quality building stock, invest in creating enhanced public realm and creation of new quality homes and neighbourhoods.

Based on current timescales, we expect that initial findings from this work will be presented to the Council to form the focus of community and stakeholder consultations during the summer months 2023. Alongside critical confirmation of a first phase of Government funding via Homes England, this consultation process will shape a detailed programme for initial investment and kickstart long-term regeneration ambitions for our inner areas.

6.6 SUMMARY AND NEXT STEPS:

The Council and its partners worked hard to win Blackpool’s status as a national Levelling Up Pilot in March 2022. The benefits of our work with Government in the period since are clear. A strong working relationship with Department of Levelling Up, Homes and Communities and Homes England is now embedded and producing tangible results, giving everyone confidence that the partnership will continue to develop.

Work is now beginning to take place with other government departments to push and test their response to making levelling up work right across government. In the coming months we expect to see commitments and inputs ramp up across government to deliver on Blackpool’s ambitions over an extended period of time.

The first strategic target will be to secure a financial commitment to a first phase of physical housing intervention at scale via Homes England. In parallel, we will be working with Government to review capacity and governance arrangements to ensure Blackpool is in the right position to deliver a wider programme of holistic regeneration, and start to truly level up for our residents and businesses.

6.7 Does the information submitted include any exempt information? No

7.0 List of Appendices:

7.1 None.

8.0 Financial considerations:

8.1 Through Blackpool’s Levelling Up Pilot the Council has secured £40m for Multiversity, £40m to enable the relocation of the courts so that the full Blackpool Central Scheme can happen, £2.2m of revenue support for extensions to the supported housing pilot and trailing of the Decent Homes Standard for the private rented, £650,000 of support for Masterplanning work with Homes England, and £400,000 of general capacity funding. Further significant investments are expected in 2023.

9.0 Legal considerations:

9.1 None.

10.0 Risk management considerations:

10.1 Failure to continue to support our Levelling Up Pilot will jeopardise the chances of securing further investment for the regeneration of Blackpool.

11.0 Equalities considerations:

11.1 None.

12.0 Sustainability, climate change and environmental considerations:

12.1 Many of the investments already secured will make a contribution to our climate change and sustainability ambitions. For example, Multiversity will be a net zero building, better housing standards will lead to fewer emissions.

13.0 Internal/external consultation undertaken:

13.1 Council's Corporate Leadership Team and Leadership Board

14.0 Background papers:

14.1 None.

15.0 Key decision information:

15.1 Is this a key decision? Yes

15.2 If so, Forward Plan reference number: 7/2023

15.3 If a key decision, is the decision required in less than five days? No

15.4 If **yes**, please describe the reason for urgency:

16.0 Call-in information:

16.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No

16.2 If **yes**, please give reason:

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE

17.0 Scrutiny Committee Chairman (where appropriate):

Date informed: 17 February 2023 Date approved: N/A

18.0 Declarations of interest (if applicable):

18.1

19.0 Summary of Discussion:

19.1

20.0 Executive decision:

20.1

21.0 Date of Decision:

21.1

22.0 Reason(s) for decision:

22.1

23.0 Date Decision published:

23.1

24.0 Alternative Options Considered and Rejected:

24.1

25.0 Executive Members in attendance:

25.1

26.0 Call-in:

26.1

27.0 Notes:

27.1

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Report to:	EXECUTIVE
Relevant Officer:	Alan Cavill, Director of Communications and Regeneration
Relevant Cabinet Member :	Councillor Mark Smith, Cabinet Member for Business, Enterprise and Job Creation
Date of Meeting:	27 February 2023

MULTIVERSITY AND LEVELLING UP FUND ROUND 2

1.0 Purpose of the report:

1.1 This report provides an update on the Levelling Up Fund (LUF) Round 2 bid submissions subsequent to the 25 April 2022 Executive decision (EX19/2022) which agreed to “delegate to the Chief Executive, after consultation with the Leader of the Council, the submission of the final bids by the deadline of 6th July 2022 and for the Executive to receive a report on the final submissions”. An update report (EX33/2022) was also provided to the 5 September 2022, Executive. In addition the report seeks authority to take forward the next stages of the Multiversity project in the light of the successful £40m Levelling Up Fund 2 bid.

2.0 Recommendation(s):

2.1 To note the report and the success of attracting £40m towards the Multiversity.

2.2 To authorise the £16million Prudential Borrowing, the costs of which are to be covered by Blackpool and the Fylde College, as incorporated within the Levelling Up Fund bid and to delegate to the Chief Executive the agreement of the final terms after consultation with the relevant Cabinet Member.

2.3 To note that pursuant to Executive decision EX35/2022 that the voluntary acquisition of properties for the Multiversity is continuing and that a further report will be brought to the Executive to authorise the making of a Compulsory Purchase Order should such powers be required.

2.4 To authorise the Head of Legal to enter into such contracts as are necessitated by the successful approval to deliver the scheme.

3.0 Reasons for recommendation(s):

- 3.1 Round 2 of Levelling Up Fund was referred to in the Levelling Up White Paper launched 2 February 2022 with full detail released on the 23 March 2022. Blackpool had the opportunity to submit 3 bids into the Fund by 6 July 2022 closing date. This was later extended to 2 August 2022 due to delays in the application portal going live.

The 3 bids were for the Multiversity, Hotel Indigo former Post Office Redevelopment and the Town Centre Access Scheme (TCAS). The Council has been at the forefront of Blackpool's ongoing regeneration for over a decade now, leading on a number of major development projects across the town that are catalysing longer term economic growth. The selection of three projects provided two additional major redevelopment opportunities, including the improvement to significant elements of the built environment, improved learning prospects for local residents and provision of direct employment opportunities, as well as an improved transport and travel network to allow better access to these and other key regeneration sites in the central area.

On 19 January 2023 the Council was informed that the Multiversity application had been successful with its request for £40m of funding with the Secretary of State choosing to make the national announcement about successful bids in Blackpool.

This approval is subject to satisfactory compliance with the subsidy control regime requirements. DWF LLP, the Council's legal advisers, have already provided full guidance at submission stage. A meeting was held with DWF on 24 January 2023 to confirm that their original guidance still held true.

On 25 January 2023 a further "welcome pack" of key information was provided. This noted that a Memorandum of Understanding would be provided soon which sets out the terms of the Levelling Up Fund programme. Where projects have passed the Subsidy Control check and return the Memorandum of Understanding by 28 February 2023, first payments will be based on profiles provided in the application and made in March 2023.

As the project is a large bid over £20 million a full business case review will also be required but this is standard practice. This is to be undertaken by Department of Levelling Up, Homes and Communities and any queries raised with the Council.

Notwithstanding this great news about the Multiversity, the Council also received confirmation, disappointingly, that the Town Centre Access Scheme and Hotel Indigo schemes were unsuccessful. Department of Levelling Up, Homes and Communities confirmed that written feedback will be provided on these applications in due course. A third bidding round for Levelling Up Fund has been confirmed by Government but no dates have as yet been released and consideration will be given in the light of feedback received whether these applications merit resubmission.

Detailed information on the approach undertaken to determine schemes to be approved is available at the following web link. Suffice to say a total of 529 Levelling Up Fund bids with a total value of £8.8 billion were received on or before 2 August 2022 and were assessed in line with the three-staged approach set out in the Levelling Up Fund Round 2 technical note. Across the UK, 111 bids were selected at a value of just under £2.09 billion.

[Levelling Up Fund Round 2: explanatory note on the assessment and decision-making process - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/111111/levelling-up-fund-round-2-explanatory-note-on-the-assessment-and-decision-making-process.pdf)

As the September 2022 Executive report stated, the Multiversity application for the maximum amount of £40m would also require a *“Blackpool Council loan of £16m to be Prudentially Borrowed and repaid by the College via a lease, the terms of which are in the process of being agreed. The College have also committed to make a £5m cash contribution to the Project which will offset the size of the loan and Blackpool Council are currently clarifying the most tax efficient method of achieving this.”*

With the success of the Levelling Up Fund bid it is now essential that authority is given to prudentially borrow the £16m subject to terms being agreed with The Blackpool and Fylde College.

- | | | |
|-----|--|-----|
| 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 Following a review of potential projects that most strongly met the Levelling Up Fund criteria (and hence the chances of success) and the Council’s strategic objectives, the 3 schemes were the only options at the time sufficiently developed to provide what were believed to be strong bids. The Council could have chosen not to bid. However, the Levelling Up Fund posed a major funding opportunity which, despite being a competitive bidding process, Blackpool had to take advantage of to support its ambitious Growth and Prosperity Programme agenda and address its many challenges. There were no guaranteed future rounds at the time so it was imperative that Blackpool took full advantage of the opportunity in this second round.

The only other options to be considered were alternative projects but a review of the most eligible and viable projects was undertaken as part of the process. All funding provided from the Fund has to be spent by 31 March 2025 and by 2025-26 on an exceptional basis which also had a major influencing factor upon scheme choice.

5.0 Council priority:

5.1 The relevant Council priority is both:

- “The economy: Maximising growth and opportunity across Blackpool”
- “Communities: Creating stronger communities and increasing resilience”

6.0 Background information

6.1 As part of the 2021 Budget the Chancellor announced a broad package of complementary UK-wide interventions one of which included the Levelling Up Fund, which was revisited in the light of the “Levelling Up White Paper” launched on 2 February 2022. The White Paper articulated how government policy interventions will improve opportunity and boost livelihoods across the country as we recover from the pandemic and contained many specific references to Blackpool.

The first round of Levelling Up Fund was launched in March 2021 and supported £1.7 billion of projects in over 100 local areas across the UK. In June 2021, Blackpool submitted a Round 1 bid which was unsuccessful. The application was for the maximum of £20m focused on 3 schemes:

- The Town Centre Access Scheme (TCAS) with a £8.91m Levelling Up Fund request;
- A grant of £6.93m Levelling Up Fund to private sector developer Ashall Projects for the redevelopment of the Abingdon Street Post Office into an Indigo brand hotel;
- The refurbishment of the Winter Gardens on Coronation Street for exhibition space with a Levelling Up Fund request of £4.16m.

The second round of the Levelling Up Fund was launched in March 2022 and on 25 April 2022 the Executive resolved, amongst other things *“To agree the proposed approach to developing up to 3 bids as set out in the report with the Multiversity being the core transformational project of a joint bid for the Blackpool North and Cleveleys, and Blackpool South constituencies and to continue consultations with both MPs, Wyre Council and other key stakeholders to ensure that the strongest bid(s) are submitted with the best chances of success”*.

6.2 Round 2 bidding

Levelling Up is at the heart of the government’s agenda to build back better after the pandemic and to deliver for citizens in every part of the UK. The second round of the Fund focused on the same three investment themes as the first round, i.e.: local transport projects that make a genuine difference to local areas; town centre and high street regeneration; and support for maintaining and expanding the UK’s world-leading portfolio of cultural and heritage assets.

Key points of note which applied to Round 2 and supported the rationale for the schemes chosen were :-

- Investment proposals should focus on supporting **high priority and high impact projects** that will make a visible positive difference to local areas.
- Schemes should look to be **transformational** in nature with a clear demonstrable impact provided to communities.
- Projects need to demonstrate how proposed investments would **support relevant local strategies** and show why the proposed investment or set of investments represented the **highest value local priorities**.
- Projects should be aligned to and **support net zero goals**
- Clear **demonstration of engagement and support** was a key requirement.
- Minimum of **10% co-funding**
- Projects must be able to **demonstrate spend in 2022/23 and begin delivery on the ground early**.
- **Support of the MPs** in whose constituency the proposals lie is expected but they do not have power of veto.

The assessment process focused on the following key criteria:

- **Characteristics of the place** – the local authority category representing the highest identified need (Blackpool is in the highest Category 1).
- **Deliverability**
- **Strategic fit with local and Fund priorities**
- **Economic Case** - Value for money should be demonstrated to outline and explain the benefits of the bid and how it represents value for money.

Following publication of the decisions the Department of Levelling Up, Homes and Communities published an explanatory note on the assessment and decision-making process in which it states:

“In reference to funding advice prepared by officials and turning to the Great Britain shortlist there was a large volume of high-quality bids in this round, and a target quantum of £2.1 billion to allocate in total (including Northern Ireland). As detailed in the prospectus, at the third stage of the decision-making process, ministers had discretion to make funding decisions on the basis of additional considerations. Ministers agreed to apply the additional considerations of ensuring a fair spread of approved projects across Great Britain and considering investment from the first round to ensure the Fund reaches as many local authorities as possible across the first and second rounds. To achieve this, ministers took the following sequential decisions:

- ***ministers took account of which local authorities had received funding in the first round, noting that this would help maximise the geographical spread of investment across rounds one and two – in line with the following wider considerations (“Taking into account other investment in a local area, including investment made from the first round of the Fund to encourage a spread of***

levelling up funds across places” and “Ensuring a fair spread of approved projects across Great Britain within, and between, individual nations and regions, and between rural and urban areas”;

- ***then each local authority was capped at one successful bid (the highest scoring) in round two***, noting that this would also help to focus resources for delivery in a challenging economic environment; then
- *the highest-scoring projects remaining in Scotland and Wales were funded to ensure a fair spread of projects within Scotland and Wales until the minimum public commitments of 9% and 5% respectively over the first and second round were met; and*
- *the highest-scoring projects remaining in Great Britain were funded until funding any more projects would have exhausted the funding available for Great Britain or resulted in multiple projects with the same score being treated differently.*

This means that Multiversity was Blackpool’s highest scoring bid, not that the other two bids were not strong and it is disappointing that the likelihood of this approach was not articulated as a possibility in the guidance before the expense and effort of submitting three bids was known. Feedback is promised on the two unsuccessful bids.

6.3 Bid Submissions

The following successful bid was submitted by the revised 2 August 2022 deadline.

Multiversity (£65m scheme with £40m Levelling Up Fund – joint supported bid with Wyre Council)

Via the acquisition of land (£9m Town Deal) and Levelling Up Fund monies (£40m), a £65m world- class university experience would be delivered, facilitating higher level upskilling, reskilling and lifelong learning. The scheme, town centre based and close to the train station and tram interchange, will free up the existing College site for residential development. The new build will be carbon neutral in operation.

- The Multiversity Campus will be delivered through a partnership involving Blackpool Council and Blackpool and the Fylde College in association with Lancaster University. It will be a unique proposition, providing a cutting-edge response to local, regional, and national priorities, designed to accommodate up to 3000 learners. Key benefits include:
- Improving skills and opportunities – The investment in a new, high-quality, purpose-built educational facility will provide an unrivalled learning environment, encouraging more learners to choose to continue with their education in Blackpool. A tailored curriculum, catering for needs of employers in order to fill skills gaps across the Fylde Coast, means the Multiversity, by virtue of what is taught there, will link directly to employment opportunities.
- Supporting town centre regeneration – The development of the Multiversity adjacent to the town centre will complement other major developments, including the

developments at Talbot Gateway, the extension to the Houndshell Shopping Centre and the new Winter Gardens Conference and Exhibition Centre, in providing year-round footfall into the town centre, reducing the impacts of seasonality.

- Built environment uplift – The Multiversity’s development will provide uplift to an area that has not previously benefitted from significant investment, improving the built environment significantly, and supporting the creation of high-quality, pedestrianised, public open space.

The overall project to deliver the Multiversity is underpinned by six key project objectives:

- Injection of a new life to the heart of Blackpool;
- Embed holistically into the town centre;
- Allow people to up-skill through life through enabling more people to gain higher level qualifications each year;
- Raise the college profile in the town and beyond;
- Create an iconic building that sings Blackpool; and
- Increased footfall in the town centre to encourage regeneration

There is currently £16m of gap funding after all the grant monies are taken into account. This will be funded/repaid by the college and a range of models are being explored with the College including, loan, lease and forward funding. At the time of writing this report external advice is awaited by the College and the Council and once this is known terms will be negotiated and agreed with the College. The College have also committed to make a £5m cash contribution to the Project which would offset the £16m gap funding, the Council and the College are currently clarifying the most tax efficient method of achieving this.

The following unsuccessful bids were also submitted:

Hotel Indigo : Former Post Office Redevelopment (£26m scheme with £8m Levelling Up Fund)
This scheme aimed to directly address the need for further hotel provision in Blackpool via a new 4-star 144 room Indigo hotel in a derelict listed former post office building right in the heart of the town centre, including 48 family suites to appeal to both the business and family leisure markets.

The hotel would have created through a comprehensive £26m (£8m Levelling Up Fund) package of refurbishment and conversion of a Grade II listed building a significant viability gap given the complex nature of the works. The project would have been led by Ashall Projects acting as developer and owner who will put in equity combined with a loan to be sourced from the Council and potentially with a private loan facility.

The balance of the scheme would have been met by equity from Ashalls (£2.9m) and a Council loan of up to £15.1m although this could have been offset by a private facility secured by Ashalls.

The development would have created new job opportunities and would have been sited just 50 metres from the new tram route on Talbot Road, which adjoins the transport interchange at Blackpool North Train Station, with obvious accessibility benefits for all.

The New Indigo Hotel would have helped Blackpool break its current dependency on short-stay tourism and will attract visitors with greater spending power by providing a unique addition to Blackpool's hotel stock.

Town Centre Access Scheme (TCAS) (£17.1m scheme with £15.4 LUF, £1.7m Council funding via the Local Transport Plan)

The scheme proposed to transform Blackpool town centre's transport network, providing better traffic circulation within an improved public realm, benefiting walking, cycling and bus access and improving transport interchange whilst also incorporating additional bus priority measures.

Measures proposed were designed to complement Blackpool's other Levelling Up Fund regeneration proposals (Multiversity and Hotel Indigo developments). Specifically, they include pedestrianisation in the Multiversity environs and interventions to enable sustainable transport access, with efficient traffic control, in turn improving air quality.

The project looked to encourage economic growth by reducing travel times into the town centre, as well as providing space for social activity through pedestrianisation. Other aims included reducing general congestion, cutting greenhouse gas emissions, and improving safety for those walking and cycling.

6.4 Management and Governance Arrangements

As the Council has been successful with the Multiversity bid it is now required to directly enter into a separate funding agreement for the project with Department of Levelling Up, Homes and Communities. The Council will also need to enter into legal agreements as outlined below which was approved previously by the Executive (EX33/2022).

The Council will also now need to enter into separate legal agreement with Blackpool and The Fylde College in line with the existing MoU approved by the Executive (EX19/2022) which set out the terms under which Blackpool Borough Council and Blackpool and the Fylde College will manage the delivery of the Multiversity and to establish a relationship that promotes the achievement of the project objectives in the most productive and cost-effective manner

The scheme will be led by the Growth and Prosperity team with support from a variety of Council departments including legal and highways. The project will be subject to a Service Level Agreement setting out their delivery requirements which will require legal support. A quarterly claims process is proposed which will require Finance team support around

payment of grant etc. Procurement team support will also be required.

Moving forward the project monitoring and assurance will be led by the Council's Growth and Prosperity team who will be required to report to Department of Levelling Up, Homes and Communities on performance. As the accountable body, Blackpool Council will retain overall responsibility for the delivery of the projects with reports to the Corporate Leadership Team, Executive and Government as required. The Town Deal Board and Town Deal Investment Panel will also be provided with updates

6.5 Does the information submitted include any exempt information? No

7.0 List of Appendices:

7.1 None.

8.0 Financial considerations:

8.1 Without the now approved Levelling Up Funding for the Multiversity, the scheme would not be pursued. Where co-funding is required, this has already been agreed at bid submission stage Multiversity

The total development cost for the Multiversity is estimated at £65m to be met by:

- £40m - Levelling Up Fund 2
- £9m of site assembly costs already approved as part of the Town Deal
- £16m – Whilst the amount is known the method of delivery is not yet confirmed pending advice and once the advice is clear the College and the Council will agree terms for the preferred development model which could be a loan, lease or forward funding arrangement. The amount required will be re-paid by the College over the agreed period. Nb: the College have also committed to make a £5m cash contribution to the Project which will offset the size of the loan and we are currently clarifying the most tax efficient method of achieving this. As the final decision is proposed to be delegated to the Chief Executive a separate report will be submitted to the Chief Executive once negotiations have concluded.

9.0 Legal considerations:

9.1 The Multiversity scheme has undertaken the provision of specific detailed legal advice on matters such as Subsidy Control, both from Blackpool Council's legal team and from DWF as external legal advisors. A review of that advice was the subject of a meeting with DWF LLP on the 24 January 2023 where they confirmed that original advice provided was still correct.

9.2 The Council has a general power under the Localism Act 2011 to do anything an individual can do provided that it is not provided it is not prohibited by other legislation and

the power is exercised in accordance with the limitations specified in the Act which enables the Council to accept the funding.

- 9.3 The Council, as noted in 6.5 above, is now required to enter into a separate funding agreement (MoU) for the Multiversity project with Department of Levelling Up, Homes and Communities and a separate legal agreement with Blackpool and The Fylde College in due course.

10.0 Risk management considerations:

- 10.1 With all major schemes there are risks, and the Multiversity scheme will need a detailed risk assessment developed, which will be required to be monitored. Project risk management will be applied throughout the life of each of the scheme and this will include ongoing risk assessment, analysis, evaluation and monitoring. As part of this, all key risks and opportunities will be considered and appropriate controls will be implemented to reduce any unacceptable level of risk.

11.0 Equalities considerations:

- 11.1 There are no anticipated equalities issues with the proposal outlined. With the Multiversity scheme being capital based, any development will require new build and full equalities and accessibility requirements will be taken into account at the full design stage and in line with building control requirements.

12.0 Sustainability, climate change and environmental considerations:

- 12.1 Reducing the impact of climate change and ensuring sustainability has been taken into account as projects needed to evidence how they will work towards the aims of the government "Net Zero" policy as a requirement of the bid submissions. The Multiversity has an ambition to be a net zero carbon in operation building.

13.0 Internal/external consultation undertaken:

- 13.1 With the Levelling Up Fund the Town Deal Board and its engagement processes alongside Corporate Leadership and MPs have provided an established method of consultation on projects. Internally this includes Corporate Leadership Team, the Growth and Prosperity Board, Legal and Finance.

14.0 Background papers:

- 14.1 EX23/2021 Levelling Up and Community Renewal Fund : 12th April 2021

EX37/2021 Levelling Up Fund Bid 12th July 2021
EX19/2022 Levelling Up Fund Round 2 : 25th April 2022
EX33/2022 Levelling Up Fund 5th September 2022
EX35/2022 The Acquisition of Land for the Multiversity 5th September 2022

15.0 Key decision information:

- 15.1 Is this a key decision? Yes
- 15.2 If so, Forward Plan reference number: 1/2023
- 15.3 If a key decision, is the decision required in less than five days? No
- 15.4 If **yes**, please describe the reason for urgency:

16.0 Call-in information:

- 16.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No
- 16.2 If **yes**, please give reason:

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE

17.0 Scrutiny Committee Chairman (where appropriate):

Date informed: 17 February 2023 Date approved:

18.0 Declarations of interest (if applicable):

18.1

19.0 Summary of Discussion:

19.1

20.0 Executive decision:

20.1

21.0 Date of Decision:

21.1

22.0 Reason(s) for decision:

22.1

23.0 Date Decision published:

23.1

24.0 Alternative Options Considered and Rejected:

24.1

25.0 Executive Members in attendance:

25.1

26.0 Call-in:

26.1

27.0 Notes:

27.1

Notice of:	EXECUTIVE
Relevant Officers:	Antony Lockley, Director of Strategy and Assistant Chief Executive Steve Thompson, Director of Resources
Relevant Cabinet Member	Councillor Ivan Taylor, Deputy Leader of the Council and Cabinet Member for Partnerships and Performance
Date of Meeting:	27 February 2023

FOXHALL VILLAGE, BLACKPOOL – COMPLETION OF WEST DEVELOPMENT SITE

1.0 Purpose of the report:

- 1.1 To acknowledge a number of delivery options that have been fully investigated in relation to the completion of housing on the West site at Foxhall Village (also known as the Rigby Road development, land bounded by Seaside Way/ Rigby Road/ Tyldesley Road/ Princess Street). To seek approval for Officers to pursue the Preferred Option.

2.0 Recommendation(s):

- 2.1 To approve the preferred option (Option 4) in relation to completion of housing on the West site at Foxhall Village in partnership with Great Places Housing Group (GPHG). To grant delegated authority to the Director of Strategy and Assistant Chief Executive or the Director of Resources (where appropriate, in finalising the terms of the arrangement subject to the parameters set out in Appendix 5a).
- 2.2 To approve the Council's commitment to complete the remaining enabling / supporting works in relation to completion of drainage and roads (see details in Appendix 5a).
- 2.3 To grant delegated authority to the Head of Legal to authorise the drafting and agreement of the relevant Heads of Terms and completion of the Development Agreement/Lease with Great Places Housing Group. This in turn will enable Great Places Housing Group to deliver 88 new affordable units on Foxhall Village West site.

3.0 Reasons for recommendation(s):

3.1 To ensure the completion of the Foxhall Village West site development. This will ensure delivery in respect of the Council's long-standing commitment and considerable investment in the transformational redevelopment of this area of Inner Blackpool. It will provide a further 88 new affordable rent homes to meet local housing need that will be managed and maintained by a well-established Registered Provider of housing who have both existing interests in units on the Foxhall Village estate and across the wider town.

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 Appendix 5a sets out the range of delivery options considered, highlighting the range of benefits and disadvantages of each. Due to the historic context of this development it should be noted that every delivery scenario contains significant viability and delivery challenges to ensure the west site is completed for affordable housing.

5.0 Council priority:

5.1 The relevant Council priority is: "Communities: Creating stronger communities and increasing resilience".

6.0 Background information

6.1 This report relates to the completion of housing on the West site and in delivering on the Council's commitments to the occupied parts of the site.

6.2 The Council has a long-standing commitment to the Rigby Road development site (now known as Foxhall Village) which goes far beyond retaining the freehold interest in the land. From inception, the Council has provided considerable resources (financial and staff) to enabling and supporting the delivery of this large and complex project split over two sites totaling 7.83ha. Dating back many years the site of the scheme had been earmarked for transformational redevelopment and in 2011 the Council committed to its redevelopment for housing.

- 6.3 Over the period since 2011 the Council Executive has approved activity, including:
- Site assembly, land remediation and developer procurement route (EX3/2011);
 - Selection of a Preferred Developer following OJEU compliant procurement process (EX17/2013); and,
 - Authority to make a Compulsory Purchase Order to acquire interests in enable proposed development to proceed, relating to the Phase 3 land (Tyldesley Road/ Princess Street/ Blundell Street/ Rigby Road)- (EX23/2014).
- 6.4 In supporting the development process the Council enabled the preferred developer (Hollinwood Homes/ Marcus Worthington Ltd) to design an overarching masterplan for comprehensive redevelopment, creating 'Foxhall Village'. The masterplan set out provision of up to 410 new homes, a commercial unit, car parking, landscaping and public open space across two parcels of land, separated by Seaside Way and known as the east and west sites. A total of 202 new homes were completed and occupied prior to the developer entering administration in 2019. The new homes have successfully met local need through the provision of new high-quality units across a range of tenures, including owner occupier, affordable rent and shared ownership.
- 6.5 The Council is not however the only interested party in the delivery of the scheme, the other key partners involved to-date include:
- Great Places Housing Group (GPHG) - own 79 homes on the scheme (spread across the east and west sites) and are committed to a further 40 homes in the stalled phase 3 site (note: GPHG was granted an underlease which provides them with a secured leasehold interest in the land);
 - Heylo Housing - have a legal interest in 29 of the units through shared ownership provision; and,
 - Homes England (and under the organisation's previous guises) - are a key strategic partner and have been heavily involved in the scheme from its inception and remain supportive of project delivery.
- 6.6 The scheme contractor and developer, Marcus Worthington and Company Limited / Hollinwood Homes Ltd unexpectedly entered Administration on the 14 October 2019. All works on site ceased and the scheme reverted to the control of the formally appointed Administrators Price Waterhouse Cooper (PwC). At the point that works ceased, there were a number of key matters being dealt with by the developer, alongside some elements of surface water systems and land decontamination being delivered by the Council.
- 6.7 In response to the Administration, the Council immediately engaged with the administrator with a view to understanding the likelihood of construction recommencing and enabling the completion of existing outstanding works to the occupied parts of Foxhall Village. There were a number of options open to the administrator with regards to the site including selling the

development opportunity as a going concern, completing works itself on behalf of the creditors or negotiating the surrender of the leases and reversion of control over the land to the superior landlord, Blackpool Council. The main consideration for the administrator being to determine if there is opportunity to recover funds in order to reimburse creditors. The complexities have meant that the administrator exhausted the options to dispose and subsequently agreed to surrender the leases. The control of the land was returned to the Council in September 2021 with all leases associated with Hollinwood Homes being surrendered and the Development Agreement being terminated.

- 6.8 In the intervening period, the Council has stepped in to secure the site in the interests of public safety. The Council has continued to support the scheme following the Developer entering Administration, with efforts focused on recovery of the scheme, identifying a viable delivery route and ensuring the remaining development on the West site (formerly Phase 1 and Phase 3) is completed.
- 6.9 The Council has throughout the project acknowledged the relationship with Great Places Housing Group. By mutual agreement the two parties have agreed to work together in an open and transparent way to identify delivery options and ultimately seek to agree a delivery strategy. To formally support this, an Exclusivity Agreement was completed in late 2020 and has subsequently been extended by mutual agreement, now to an end date of 31 March 2023. Great Places Housing Group has an interest in 79 completed and occupied units at Foxhall Village. These are spread across the East and West sites and are covered by a local lettings policy, experience low levels of turnover and are extremely popular with their customers. They also hold an interest in 40 of the units within the stalled phase 3 site.
- 6.10 Appendix 5a sets out the detail of several options that have been fully considered during the scheme recovery process, including the key benefits and associated risks / disadvantages of each option. In summary the options considered in relation to delivery of the remaining land on the West site are:
- Option 1 – Do nothing;
 - Option 2 – Full Council development (borrowing from Housing Revenue Account);
 - Option 3- Great Places Housing Group Development, Council buy-back of some units (using borrowing from Housing Revenue Account); and,
 - Option 4 - Full development by Great Places Housing Group
 - Option 5- Market sale of the site.
- 6.11 The Council does not consider doing nothing to be acceptable (option 1), and there is no market interest in acquiring the site from the local authority for development as housing owing to development costs (option 5). The scheme is outside of acceptable risk and financial tolerances to be developed in part or fully via Housing Revenue Account investment (option 2 and 3). Great Places Housing Group is able to lever funding including higher grant rates to support a case for development. Therefore, approval to pursue delivery under Option 4 with Great Places Housing Group is recommended.

6.12 Does the information submitted include any exempt information? Yes

7.0 List of Appendices:

7.1 Appendix 5a – Foxhall Village West Site Delivery Options

Appendix 5a is not for publication by virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972. It is considered on balance that the public interest would be not served by publishing information at this stage.

8.0 Financial considerations:

8.1 The Council has promoted the development of Foxhall Village for a number of years as a capital project. A grant funding agreement exists between Blackpool Council and Homes England to support the delivery of new homes.

8.2 Income from plot sales associated with the Hollinwood Homes scheme ceased at the point at which the developer passed into administration (October 2019). The opportunity to realise income from the development is limited due to the partial start on site of construction works, difficult market conditions and high abnormal costs of completing the works. The Council will therefore seek to recover losses incurred through capital receipts realised on other schemes.

8.3 The project is already funding works to support the adoption of the drainage system. Existing highways completion is anticipated to be supported by an ongoing claim against insurance, subject to elements of drainage and street lighting, amongst others, having been resolved. A stalled development will not contribute to the long term goals for the area and long-term stagnation will place additional burden on the Council to secure and maintain the site.

9.0 Legal considerations:

9.1 The West site land is within Council ownership.

9.2 Great Places Housing Association has a secured legal leasehold interest in 40 units on the Phase 3 west site land through the grant of a Lease with Hollinwood Homes.

9.3 The recommended approval will give delegated authority to enable the drafting and completion of a new development agreement and lease with Great Places Housing Association.

10.0 Risk management considerations:

- 10.1 The main risk to the Council exists in relation to doing nothing with the site, that it will stand empty and partially constructed for an undetermined period of time. Risk of undermining the regeneration efforts in the area. Risk in relation to not completing development on the land acquire under Compulsory Purchase Order. Continued uncertainty for local residents in respect of the land.
- 10.2 In not completing the west site development at Foxhall Village, via the outlined preferred option, there is risk to overall deliverability due to a range of risk factors including procurement, legal and cost – further details are outlined in Appendix 5a.

11.0 Equalities considerations:

- 11.1 The completion of new homes at Foxhall Village West has been designed to provide the affordable homes that are most needed in the area.
- 11.2 The mix of units seeks to fill gaps in the availability of social housing in the area, providing new 2, 3 and 4 bed units for families of different sizes. The new homes will be let in line with an allocation policy to be agreed between the parties and which would be subject to an equalities impact assessment.

12.0 Sustainability, climate change and environmental considerations:

- 12.1 Completing the remaining units on the West site will support social sustainability in providing a further 88 new affordable homes for Blackpool residents. The new homes will meet the requirements of the relevant Building Regulations. If Option 4 is pursued, the construction works will be delivered by a local contractor (subject to contract) and supporting supply chain.

13.0 Internal/external consultation undertaken:

- 13.1 The Ward Councillors and the relevant Cabinet Members have been contacted.

14.0 Background papers:

- 14.1 None.

15.0 Key decision information:

- 15.1 Is this a key decision? Yes
- 15.2 If so, Forward Plan reference number: 21/2022

15.3 If a key decision, is the decision required in less than five days? No

15.4 If **yes**, please describe the reason for urgency:

16.0 Call-in information:

16.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No

16.2 If **yes**, please give reason:

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE

17.0 Scrutiny Committee Chairman (where appropriate):

Date informed: 17 February 2023 Date approved:

18.0 Declarations of interest (if applicable):

18.1

19.0 Summary of Discussion:

19.1

20.0 Executive decision:

20.1

21.0 Date of Decision:

21.1

22.0 Reason(s) for decision:

22.1

23.0 Date Decision published:

23.1

24.0 Alternative Options Considered and Rejected:

24.1

25.0 Executive Members in attendance:

25.1

26.0 Call-in:

26.1

27.0 Notes:

27.1

Report to:	EXECUTIVE
Relevant Officer:	Antony Lockley, Director of Strategy and Assistant Chief Executive
Relevant Cabinet Member	Councillor Ivan Taylor, Deputy Leader of the Council and Cabinet Member for Partnerships and Performance
Date of Meeting:	27 February 2023

WHITEGATE MANOR (261 WHITEGATE DRIVE) - REDEVELOPMENT IN PRINCIPLE FOR SHELTERED HOUSING

1.0 Purpose of the report:

1.1 To agree the principle of redevelopment at Whitegate Manor, Whitegate Drive for sheltered accommodation using Housing Revenue Account resources. To acknowledge work undertaken to-date in regards to project feasibility and securing vacant possession of the building and confirm support to ongoing design work that will facilitate a detailed project proposal to be considered for approval by Executive at a future meeting.

2.0 Recommendation(s):

2.1 To support the principle of redevelopment of the Whitegate Manor site using Housing Revenue Account resource for new-build sheltered housing.

2.2 To grant delegated authority to the Director of Strategy and Assistant Chief Executive to continue with detailed design work to develop a detailed scheme for consideration at a future Executive meeting and support the work to relocate existing users of the building to enable future demolition and redevelopment to take place.

2.3 To approve the transfer of land from the General Fund into the Housing Revenue Account (HRA) and consider opportunity for provision of a capital receipt to the general Fund for the land.

3.0 Reasons for recommendation(s):

3.1 To support the initial feasibility work already undertaken in relation to redevelopment of the Whitegate Manor site and to allow ongoing detailed design and site preparation works to continue. Further work is required to enable consideration of a fully designed and costed scheme by Executive for redevelopment to provide new dedicated sheltered housing

provision for Blackpool.

3.2 Blackpool's Housing Strategy 2018-2023 'Making Blackpool Better' states that a priority for the Council is to take forward plans for the redevelopment of all suitable land within the Borough. The document confirms that there is a lack of developable land within the Borough because Blackpool is intensely urban and compact in form. Much of the existing sheltered housing stock is no longer fit for purpose due to its age and typology, therefore there is both a demand for and a need to increase the number of suitable sheltered housing units available. The property is not suited, nor required for use as offices (its current use) and is not considered suitable for conversion having reached the end of the building's lifespan.

3.3 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

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

4.0 Other alternative options to be considered:

4.1 The site could continue to be used as an office and storage facility. Failure to enable redevelopment (cleared site) would result in claw back of grant monies secured from the One Public Estate fund which support the site being made ready for redevelopment.

5.0 Council priority:

5.1 The relevant Council priority is: "Communities: Creating stronger communities and increasing resilience".

6.0 Background information

6.1 Whitegate Manor is a Council owned building currently occupied as offices by six teams. Five of the occupiers are internal clients and one external. All will need relocating before the scheme can proceed. The site consists of one distinct existing property, its eastern boundary situated on Whitegate Drive, the A583, which links Blackpool town centre with Preston New Road. The site is located approximately 1.5 miles to the south-east of Blackpool town centre and just over a mile from the seafront, and in close proximity to District and Local Centre retail areas on Whitegate Drive. It is adjacent to Blackpool Centre for Independent Living with whom it has a shared access driveway to the north and whose operation will be unaffected by the redevelopment of Whitegate Manor. There are mature trees to the Eastern Boundary affording privacy and shade to the rear car park and the southern boundary is bordered by Ferguson Road.

- 6.2 The Council’s ambition is to provide high quality homes that make a significant contribution to its residents’ quality of life, reflecting our Borough-wide desire to create neighbourhoods that are desirable places to live in, and which inspire aspiration and a sense of hope. The Housing Strategy Team instructed the Whitegate Manor site be considered for redevelopment as new Council housing. Initial high-level feasibility was undertaken to demonstrate that demolition of the existing building and redevelopment for sheltered housing was potentially viable based on an indicative 20 unit scheme. Undertaking redevelopment to provide new, dedicated sheltered housing will allow for the release and reuse of existing sheltered housing units/ blocks that are no longer considered fit for current needs.
- 6.3 As with the Council’s development of other major new build housing developments the design and feasibility work is being supported by the support of officers from Blackpool Council, Blackpool Coastal Housing and Blackpool Housing Company (as the Council’s development agent).
- 6.4 A key requirement in the development of new housing is to promote and support community stability. As the project progresses there will be a need to engage and consult with a range of stakeholders including:
- Local residents;
 - Ward Councillors and relevant Cabinet Members;
 - Blackpool Centre for Independent Living;
 - Blackpool Planning and Highways departments.
- 6.5 An OJEU compliant procurement process was undertaken in 2020 which resulted in the appointment of a suitably qualified design team. Under the terms of the procurement they have been retained to undertake design work for redevelopment of Whitegate Manor as a Council ‘infill site’. The design team will be led by Cassidy and Ashton Architects, supported by a range of sub consultants in fields including landscape design, engineering and mechanical and electrical design. Design work will be to the end of RIBA Stage 3 (Planning).
- 6.6 The overarching aim of the proposed redevelopment is to *“provide new residential development, dedicated as Sheltered Housing, which improves the housing stock within the Borough, providing good quality homes that help to build communities and stabilise lives through the creation of positive places to live”*. The following objectives set the context for continued design works and articulate the key elements required to be met to enable a full approval for delivery to be considered:
- Objective 1: To ensure viable and comprehensive developments that achieve a balance between quality and value;
 - Objective 2: To provide new homes (flats) which are M43 compliant and therefore providing suitable living accommodation for those with mobility issues/ disabilities, and

are adaptable to meet changing needs over time;

- Objective 3: To meet any obligation in respect of securing Planning Permission;
- Objective 4: To promote place making and quality of life for the residents, including provision of an attractive and safe environment; and,
- Objective 5: To incorporate high-levels of environmental/ sustainability credentials into the design and operation of the new apartment block.

6.7 As a starting point, the following provides an overview of the key requirements being factored into design work:

- Block of 1 bed 2 person sheltered flats, range of 20-30 flats considered as likely most appropriate on the site;
- Fully accessible and adaptable for wheelchair users (M43), including lift provision;
- Building design to meet new Part L of the Building Regulations - helping to reduce operational energy use and cost;
- Heating - Air Source Heat Pumps to each flat/ or equivalent, depending upon advice from M&E - alternative options may be available for centralised type heating or high output pumps reducing the number required, further investigation on most suitable option is ongoing;
- Solar Panels – to be utilised by each flat and communal lighting;
- Warden call system required;
- Landscaped communal gardens and car parking (with Electric Vehicle provision), alongside separate provision for refuge and mobility scooter and bike store;
- Design detail and quality to reflect spatial context including prominent position on Whitegate Drive, adjacent residential and community uses.

6.8 The Council's Client team will work with the design team in order to submit a formal planning application in 2023. At the point a fully designed and costed scheme is considered viable from a financial perspective then a further formal approval will be sought from Executive to seek permission to deliver the project. A further procurement exercise will then be required to be undertaken to appoint a contractor to undertake the construction of the scheme.

6.9 The Whitegate Manor site is benefiting from grant monies provided through the One Public Estate programme (Brownfield Land Release Fund). This programme seeks to assist Local Authorities in repurposing surplus public estate for housing, regeneration, and other locally determined uses. The grant monies attributed to the site must be spent by the 31 March 2024 and will support enabling and clearance works to make the site ready for redevelopment.

6.10 If taken forward for full redevelopment, funding for the scheme would be split between borrowing against the Housing Revenue Account, to be repaid from the rental income accrued and a bid to Homes England for grant funding under the current Affordable Homes Programme 2021-26.

6.11 Does the information submitted include any exempt information? No

7.0 List of Appendices:

7.1 Appendix 6 – Site boundary plan

8.0 Financial considerations:

8.1 Current design and feasibility work is covered under the existing infill sites design fee. When the scheme design is finalised a formal cost plan will be produced and a scheme financial appraisal (using Brixx Development tool) undertaken. Subject to demonstrable viability, a full redevelopment proposal will be presented for consideration at a future Executive.

8.2 It is envisaged that the project will be funded primarily by the Housing Revenue Account. New affordable housing development on the site should stack up financially on its own terms over a defined payback period. Grant application to Homes England’s new Affordable Homes Programme 2021-2026, will be considered to support scheme viability.

8.3 The feasibility process will also explore the potential for a capital contribution from the scheme towards the land acquisition from the General Fund.

9.0 Legal considerations:

9.1 The site is within Council ownership. A Report on Title reveals no legal impediments in relation to redevelopment.

10.0 Risk management considerations:

10.1 Redevelopment requires relocation of existing users of the building.

10.2 OPE funding clawback.

10.3 Scheme viability/ deliverability – including securing grant funding from Homes England for new housing scheme.

11.0 Equalities considerations:

11.1 Proposed redevelopment seeks to provide a dedicated Sheltered Housing provision, this is specifically aimed at those aged 55 years and over. The design parameters also seek to ensure the new units will be fully accessible and adaptable for those with disabilities and in need of wheelchair use. It provides access to communal green space in an accessible location. Housing of this type is identified as needed based on the current and future demographics. There are currently 2029 applicants registered on My Home Choice for sheltered accommodation (1924 are aged 55 and over), with 63% requiring level access

accommodation due to mobility issues.

11.2 Many of the current sheltered housing stock is no longer fit for purpose due to its age and typology therefore there is both a demand and a need to increase the number of suitable sheltered housing units available. The majority of our sheltered housing stock is neither accessible nor adaptable for wheelchair users. Providing dedicated sheltered housing will also provide the opportunity to release larger properties which are currently underutilized to families in need and allow some of the current sheltered housing sites which are no longer fit for current needs to be considered for redevelopment.

12.0 Sustainability, climate change and environmental considerations:

12.1 Meeting new Part L of building regulations – additional building fabric insulation plus provision of renewable technology to provide heating/ hot water and solar panels to reduce operational carbon generated as well as reduce running costs for tenants and landlord.

13.0 Internal/external consultation undertaken:

13.1 Blackpool Coastal Housing. Corporate Leadership Team.

14.0 Background papers:

14.1 None.

15.0 Key decision information:

15.1 Is this a key decision? Yes

15.2 If so, Forward Plan reference number: 6/2023

15.3 If a key decision, is the decision required in less than five days? No

15.4 If **yes**, please describe the reason for urgency:

16.0 Call-in information:

16.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No

16.2 If **yes**, please give reason:

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE

17.0 Scrutiny Committee Chairman (where appropriate):

Date informed: 17 February 2023 Date approved:

18.0 Declarations of interest (if applicable):

18.1

19.0 Summary of Discussion:

19.1

20.0 Executive decision:

20.1

21.0 Date of Decision:

21.1

22.0 Reason(s) for decision:

22.1

23.0 Date Decision published:

23.1

24.0 Alternative Options Considered and Rejected:

24.1

25.0 Executive Members in attendance:

25.1

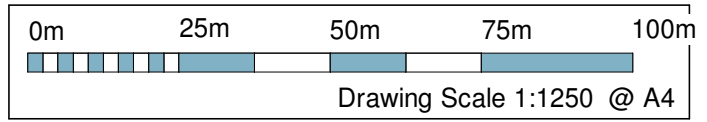
26.0 Call-in:

26.1

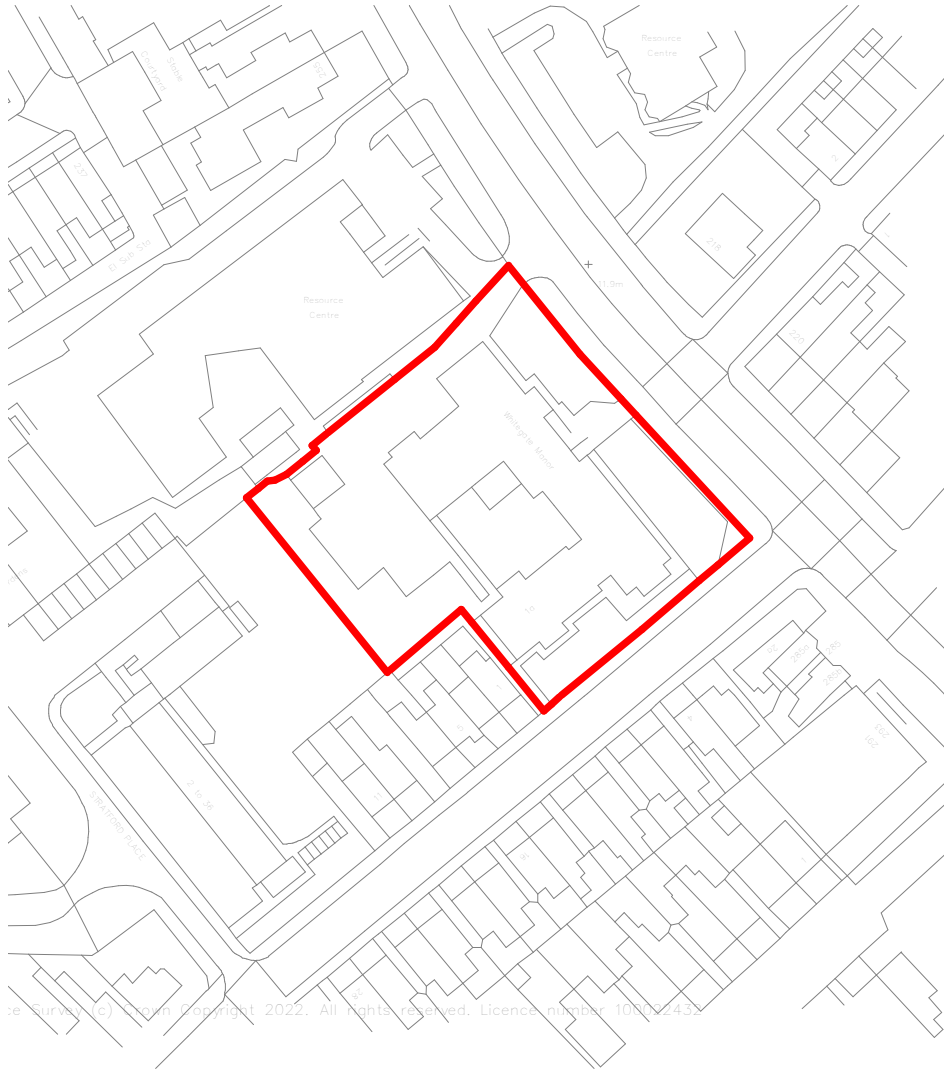
27.0 Notes:

27.1

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Appendix 6a



Location Plan

P1	First Issue				20.12.22	
Rev	Description				Date	
<p>Architecture + Building Surveying + Town Planning</p> <p>7 East Cliff, Preston, Lancashire, PR1 3JE 10 Hunters Walk, Canal Street, Chester, CH1 4EB St Andrews Business Centre, Mold, Flintshire, CH7 1XB</p>	Client	Blackpool Council			Drawing Title	
	Project	No. 261 Whitegate Lane Proposed Sheltered Housing			Location Plan	
		Drawn by	PD	Checked by	Date	20.12.22
		C+A Job no.	11645	Status	Pre-App	Scale @ A4 1 : 1250
				WMB-CAA-DR-A-9001	P1	
PROJECT - ORIGIN. - VOL. - LEVEL - TYPE - ROLE - NUMBER					REV.	

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Report to:	EXECUTIVE
Relevant Officers:	Alan Cavill, Director of Communications and Regeneration
Relevant Cabinet Member	Councillor Mark Smith, Cabinet Member for Business, Enterprise and Job Creation
Date of Meeting:	27 February 2023

TOWN CENTRE CAR PARKING STRATEGY

1.0 Purpose of the report:

- 1.1 To provide and update on the Town Centre Car Parking Strategy since it was agreed at the Executive on 25 February 2019, to summarise the current and future demand for car parking in the Town Centre, and to set out the further steps that need to be taken in order to meet that demand.

2.0 Recommendations:

- 2.1 To note the changes in Town Centre car parking provision since the 2019 report.
- 2.2 To agree to the principle of providing additional car parking spaces in a multi-storey car park servicing the town centre to accommodate the demand as set out in the report
- 2.2 To authorise the Director of Communications and Regeneration to pursue detailed negotiations with the developer and other interested parties to assemble the land required and bring forward proposals for surface car parking and the multi-storey car park as outlined in the report.
- 2.3 To instruct relevant Officers to commence all necessary preparatory works for the making of a Compulsory Purchase Order to support the site assembly of the land required for the car park and any associated road improvements and road closures.
- 2.4 To agree, in principle, that if other options are exhausted then the Council would consider the use of Compulsory Purchase Order powers to assemble the site outlined in Appendix 7c.
- 2.5 That Officers be required to bring a further report to the Executive to authorise the making of a Compulsory Purchase Order should such powers be required.

- 2.6 To note that expenditure will be incurred within the existing approval in the Capital Programme as authorised in February 2019, and that further authorisation will be sought on the final proposals as necessary once the detailed design of the car park has been completed and costed.
- 2.7 To delegate authority to the Director of Communications and Regeneration to authorise expenditure and contracts to deliver the additional car parking proposed within the financial limits already approved
- 2.8 To authorise the Head of Legal to prepare legal documentation and enter into and complete appropriate documents/contracts as necessary to complete any associated transactions

3.0 Reasons for recommendations:

3.1 With the recent loss of parking provision and increasing demand in the town centre, the need to procure new parking provision in pursuit of Blackpool Council’s corporate, planning, transport and growth objectives is becoming pressing. The development of Blackpool Central, Talbot Gateway and Houndshill Phase 2 are having major implications for car parking and although some progress has been made since 2019, including the assembly of land and provision of additional spaces further action, as anticipated then, is now needed to support the growth and regeneration of this area with its attendant benefits to residents, businesses and visitors.

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:

The report outlines the steps that have been taken to increase current capacity and the need now to further develop that capacity with the provision of a multi-storey car park as anticipated in 2019. As outlined below, the Council will not be able to meet its objectives in terms of economic development and tourist growth without addressing car park demand and increasing the provision.

5.0 Council Priority:

5.1 The relevant Council Priority is: “The economy: Maximising growth and opportunity across Blackpool”.

6.0 **Background Information**

6.1 Changes in Town Centre Parking Provision since 2019

Blackpool currently has 3,693 car parking spaces (4,173 in 2019) located in and around the town centre (see Appendix 7a). These comprise a mixture of Council-controlled (2,067 spaces) and 1,026 spaces in the largest privately-controlled car parks, excluding Sainsbury's (600 spaces) which has a three hour maximum stay. This reduction of 480 spaces since 2019 is predominantly accounted for by the loss of spaces at the Wilko Multi Storey, Tower Street, East Topping Street, Blackpool Central and Houndshell Phase 2.

6.2 The Existing Demand for Parking

The existing demand for parking in Blackpool is much the same as 2019 and is greatly affected by seasonal patterns, which means there is significant fluctuation between extremely quiet periods (i.e. January to March) and peak periods (i.e. school holidays between July and September and October half term).

The existing provision is just adequate for the winter period (i.e. January to March), but the removal of Wilko, Tower Street, East Topping Street and a significant portion of Central from the parking stock has added to parking pressures, which will only increase this year as the other developments, now underway, come into use and create additional car park demand.

6.3 Coach parking issues

Coach parking issues were looked at as part of the AECOM Review but are not considered as part of this report. Further consultation is taking place regarding this between the Council, the developer of Blackpool Central and representatives of coach operators.

6.4 Reductions in Car Parking Provision

Talbot Gateway Phase 2 commenced in 2020 with the demolition of the Wilko building. The car park above the Wilko store had a capacity of 460, and on completion of the new development on this site there will be a temporary surface car park providing 127 spaces, a net loss of 333. The Wilko store is being relocated to the Houndshell Phase 2 extension on Tower Street car park with a loss of a further 74 spaces.

The construction of the new Civil Service Hub (Talbot Gateway Phase 3) started in January 2023 and will provide a building on part of the East Topping Street Car Park (the old St John's Market). East Topping Street Car Park had a capacity of 210 spaces now reduced by 130 spaces to 80 spaces.

6.5 Additional Car Parking Provision since 2019

Since the February 2019 the following additional spaces have been provided:

- 46 spaces at Leopold Grove (which has the capacity for 118 in total) which is now in the Council's ownership and;
- before summer there will be an additional 73 spaces at South King Street where the existing building is currently being demolished (152 total).

These figures are included in 6.1 as they either have or are about to be provided.

Once Blackpool Central multi-storey car park is complete later this year there will be an additional 864 spaces, but this will reduce to 647 due to the loss of Chapel St multi-storey car park (217 spaces) as the Blackpool Central land is drawn down although there will be additional spaces provided in subsequent phases. These figures are not included in 6.1

In addition a further development is under discussion (but not yet committed) to bring forward a building on the old Apollo site. This area currently provides no car park spaces but would be able to accommodate 100 parking spaces. But if this development were to proceed 60 potential spaces would be lost but there would be a net gain of 40 spaces. These figures are not included in 6.1

6.6 Principal Additional Car Parking Demand Pressures

In addition to the loss of parking listed above, the Growth and Prosperity programme includes a number of significant regeneration schemes within the town centre (both public and private sector) that are seeing/will see the demand for parking increase. For a full list see Appendix 7b. These include:

a) Winter Gardens Conference Centre

This new facility has provided an additional capacity accommodating 1,600 delegates which increased its capacity to circa 7,000 delegates. The level of additional demand will fluctuate depending on the nature and level of conference activity.

b) Blackpool Central

Following the signing of the land sale agreement in 2020 Nikal are now bringing forward the ambitious leisure proposals for Blackpool Central, a £300 million scheme designed to expand the leisure provision in Blackpool on the site of the Central Station car park. Following approval of the planning application a 1306 space car park is currently being constructed and is due to be complete in Autumn 2023. Additional parking requirements are also being considered as part of future phases.

c) Talbot Gateway Phases 2 and 3

The Holiday Inn in Phase 2 is now nearing completion, and construction of the Civil Service Hub is now underway and whilst this is in the most sustainable of locations with tram, rail and bus access the additional spaces proposed to be provided in this report are designed to meet this additional demand. In addition there is a further Office development (as yet uncommitted) but is looking to provide a building on the old Apollo site

d) The Multiversity

The Multiversity that has recently been announced is to provide a new educational facility in the Town centre that will increase the Blackpool and the Fylde College's capacity, expanding the College's Higher Education offer to 2,300 students in 2025/26 rising to c. 2,900 per year by 2034/35 with a subsequent major increase in town centre footfall and spend. A detailed analysis will be required once a planning application has been prepared.

e) Other Town Centre Demand

There will also be additional demand from the new Holiday Inn, the Sands and the Premier Inn hotels, in addition to the new Wilko store and Backlot Cinema.

6.7 Strategy for Meeting Demand

This overall assessment in 2019 previously indicated a potential need for c 2,243 spaces but was moderated by a recognition that with the improved tram system and these developments taking place in the most sustainable of locations in the town centre (with bus, rail, tram and cycling provision) and there will be much shared use of spaces between daytime and evening uses, the actual additional demand was likely to be significantly less than this. The situation has been kept under review and the actual timing of providing additional car parking was always regarded as being dependent on progress on various development schemes which will affect future provision and a flexible approach has been maintained including the provision of additional surface car parking when the opportunity arises.

As part of this approach, following the 2019 report and widespread consultations by the Council's Planning Policy team on the Local Plan Part 2, the site identified as "Land at Church St (MUSA1)" (old Syndicate site) in the Local Plan Part 2 (see Appendix 7c) has been identified for a multi storey car-park. The Local Plan Part 2 is scheduled for consideration for formal adoption by Full Council on 22 February 2023. This decision was made after determining that this is the most suitable location for additional car parking against a series of criteria including proximity to key sites, public transport links, vehicular access, parking capacity, site establishment costs and development costs. The Local Plan also identified the requirement for a low cost food store on the ground floor, but this will only be provided if there is commercial interest and it is financially viable.

The proposed multi-storey car park on the “Land at Church St (MUSA1)” will accommodate c700 parking spaces (or 600 spaces if there is a food store on the ground floor). The Council already owns the majority of the site and will require the acquisition of 5 properties at the end of King Street as shown in Appendix 7c. It is proposed that land is used for surface car parking in the interim whilst the design and final costings of the multi-storey car park are undertaken.

In addition to the above it is also proposed to acquire additional land through “opportunity purchases” that come to the market in the short term that can be utilised as surface car parks and in the long term potentially be part of the expansion of Talbot Gateway.

6.8 Property Matters

The land edged shown at Appendix 7c is thus required to enable the development of this multi-storey car-park. The parties within the area are aware that the Council are considering the future planning of the area and notices under section 16 of the Local Government (Miscellaneous Provisions) Act 1976 have been served requiring information as to ownership of the properties.

This area clearly affects land other than land in the Council’s ownership. Whilst the Council is already pursuing discussions with the interested landowners following meetings with owners/occupiers it is clear that the acquisition by agreement of all of the subject land may not be possible within a realistic timeframe or at all. Consequently, the Council has to consider whether it would support securing the whole of the area required for the regeneration by utilising Compulsory Purchase powers in effecting site assembly and pursuing any necessary road closures. This is a normal process in large regeneration projects.

The Council has been acquiring property within the land required for this development and has the controlling interest of circa 75% of the property required. In order to progress this development it is vital that the remaining interests are acquired to complete the assembly of the whole site as soon as practicable.

Should the Executive be prepared to agree by approval of the recommendation in principle to making a Compulsory Purchase Order, a further detailed report would be submitted if reasonable attempts to assemble the site through negotiation in a timely manner are unsuccessful. These recommendations towards a Compulsory Purchase Order would create greater certainty amongst stakeholders that the site will be assembled in a timely manner to enable the scheme to be implemented. This would enable such stakeholders to plan their business accordingly. It will similarly reaffirm the Council’s support for the scheme.

- 6.9 Does the information submitted include any exempt information? No

Although Appendix 7d Financial Considerations currently exempt from publication by virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972. It is considered on balance that the public interest would be not served by publishing information at this stage.

7.0 List of Appendices:

- 7.1 Appendix 7a: Town Centre Car Park locations and capacity
Appendix 7b: Known and Potential Developments impacting Parking supply and demand
Appendix 7c: Area required for new Multi Storey Car park
Appendix 7d: Financial Considerations (exempt from publication)

8.0 Financial Considerations:

- 8.1 See Appendix 7d- exempt from publication which sets out the costs of site assembly already incurred against originally approved capital provision in 2019. As there have been significant increases in inflation and the cost of borrowing since 2019 it will now be necessary to design and tender the car park before a final costs can be agreed to which further approval will be sought in due course.

9.0 Legal Considerations:

- 9.1 There are a range of powers which the Council can use to facilitate land assembly. In the circumstances the powers under Section 226 of the Town and Country Planning Act would be the most appropriate. This allows the Council to acquire land which is 'suitable for and required in order to secure the carrying out of development, re-development or improvement', or is required for the 'proper planning of an area'.
- 9.2 The Council recognises that it would be premature at this stage to make a Compulsory Purchase Order whilst negotiations are continuing. Consequently, it is proposed that a further report be submitted to the Executive to authorise a Compulsory Purchase Order should the negotiations for the remaining interests not be concluded in a timely manner and upon the Council being satisfied that there is a compelling case in the public interest to do so.
- 9.3 The Director of Communications and Regeneration accepts that the Executive will need to be satisfied that all reasonable attempts have been made to assemble the site through negotiation as compulsory purchase should be used as a 'last resort'. The Council has been progressing voluntary acquisitions for some time and will continue to do so.

10.0 Equalities considerations:

10.1 Any future car park provision will include spaces for disabled persons

11.0 Risk Management considerations:

11.1 The primary risk is that of not securing sufficient car parking in the Town Centre and thus potentially undermining the huge economic benefits that will be delivered by the Growth and Prosperity Programme. There will also be the need to future proof any such development to cater for the planned increases in electric vehicles and the phasing out of diesel and petrol fuelled cars.

12.0 Sustainability, climate change and environmental considerations:

12.1 The proposed scheme utilises a brownfield site within the established built-up inner area of Blackpool and provides a complimentary use to support the surrounding major investments.

12.2 The project will give consideration to the Council's Climate Change declaration, with sustainability and carbon reduction as core principles. A Sustainability Assessment will be undertaken as part of the scope of the project to support this agenda and review reasonable appropriate measures of sustainability that can be incorporated into the development to reduce the overall carbon footprint including having regard to the Council's Electric Vehicle Charging Strategy approved in February 2023 and other relevant policies.

12.3 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.

13.0 Internal / External Consultation undertaken:

13.1 Internal consultation with the Growth and Prosperity Board, Legal and Finance and extensive external consultation as part of the Local Plan review process.

14.0 Background papers:

- 14.1
- Executive Report EX21-2019
 - Aecom : Strategic Parking Review 2016
<https://www.blackpool.gov.uk/Your-Council/The-Council/Council-constitution-and-plans/Council-strategies-policies-and-plans.aspx>

15.0 Key decision information:

- 15.1 Is this a key decision? Yes
- 15.2 If so, Forward Plan reference number: 13/2022
- 15.3 If a key decision, is the decision required in less than five days? No
- 15.4 If **yes**, please describe the reason for urgency:

16.0 Call-in information:

- 16.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No
- 16.2 If **yes**, please give reason:

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE

17.0 Scrutiny Committee Chairman (where appropriate):

Date informed: 17 February 2023 Date approved:

18.0 Declarations of interest (if applicable):

18.1

19.0 Summary of Discussion:

19.1

20.0 Executive decision:

20.1

21.0 Date of Decision:

21.1

22.0 Reason(s) for decision:

22.1

23.0 Date Decision published:

23.1

24.0 Alternative Options Considered and Rejected:

24.1

25.0 Executive Members in attendance:

25.1

26.0 Call-in:

26.1

27.0 Notes:

27.1

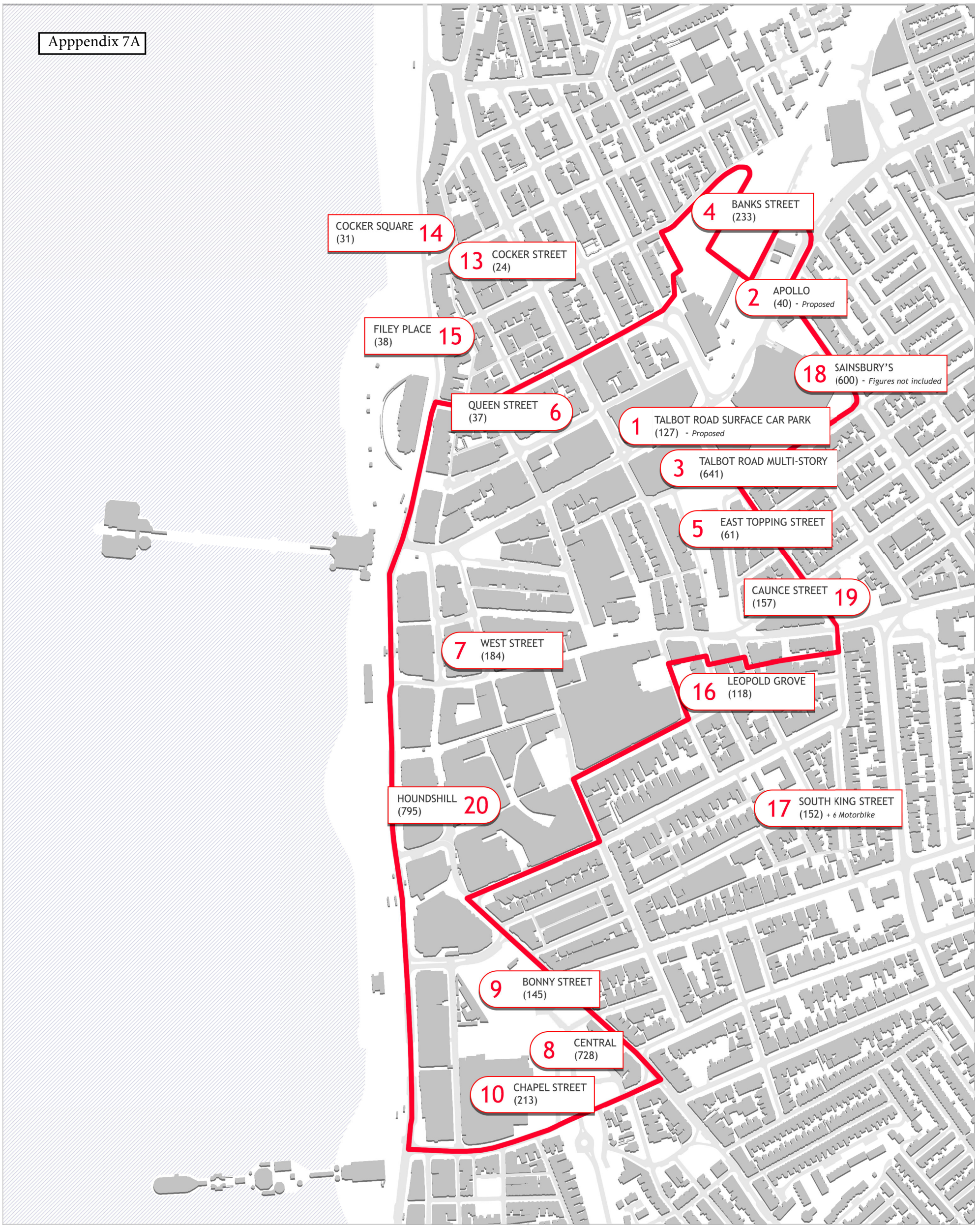


Figure 1: Town Centre Car Park Locations and Capacity

date:06/02/18
 Author: JA
 Revised: 10/02/23

Car Parks by No Reference:

	Capacity		Capacity		Capacity
1 - Talbot Road Surface Car Park	- 127 - Proposed	8 - Central	- 300 (1306)	15 - Filey Place	- 38
2 - Apollo	- 40 - Proposed	9 - Bonny Street	- 145 (0)	16 - Leopold Grove	- 118
3 - Talbot Road Multi-Storey	- 641	10 - Chapel Street	- 213 (0)	17 - South King Street	- 152
4 - Banks Street	- 233			18 - Sainsbury's	- 600 - Figures not included
5 - East Topping Street	- 61 (80)			19 - Caunce Street	- 157 (As 3 hr max stay)
6 - Queen Street	- 37	13 - Cocker Street	- 24	20 - Houndshill	- 795
7 - West Street	- 184	14 - Cocker Square	- 31		

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Appendix 7b

Summary of Known and Potential Developments Impacting Parking Supply & Demand in Blackpool - February 2023

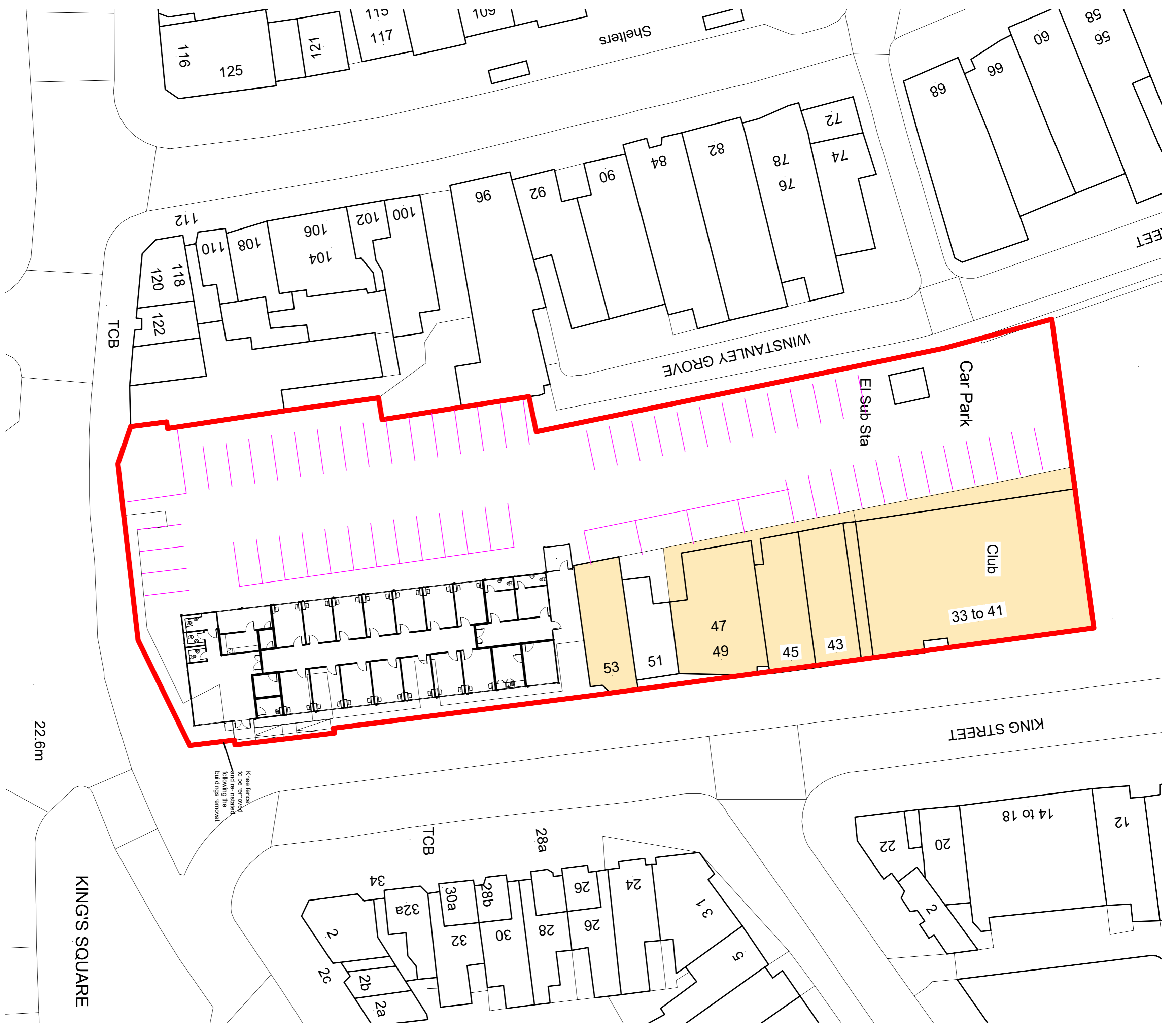
Development name	Use class	Description	Size	Units	Expected year of opening
Blackpool Central	Sui generis C1 E(a) E(b)	mixed use	c118,000	sqm	2024 onwards
Talbot Gateway (CBD) phase 2	C1 E(a) and E(b) Sui generis	Hotel Restaurant/Bar & Retail with 127 space car park	144 667	rooms sqm	2023
Talbot Gateway (CBD) phase 3	E(g)(i)	offices	20,000	sqm	April 2025 onwards
Multiversity	F1(a)	Education	11,500	sqm	September 2026
Houndshell phase 2	E(a) E(b) E(d)	retail restaurant cinema	2,090 467 700	sqm sqm seats	2023
Conference Centre	F1(e)	Extension, quality conferencing facilities	5,860	sqm	2022
Winter Gardens Hotel with 60 spaces	C1	hotel	150	rooms	2025
Sands Hotel	E(a) C1	retail hotel	850 96	sqm rooms	2024
Showtown	F1(c)	Blackpool Museum	2,500	sqm	2024
Premier Inn	E(b) C1	restaurant hotel	714 150	sqm rooms	2019
Former Post Office with 24 spaces	C1	Hotel – 148 bed	c6200	sqm	To be confirmed

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Appendix 7C



Location Plan



Area Required for New Multi-Storey Car-Park

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Report to:	EXECUTIVE
Relevant Officer:	Alan Cavill, Director of Communications and Regeneration
Relevant Cabinet Member	Councillor Mark Smith, Cabinet Member for Business, Enterprise and Job Creation
Date of Meeting	27 February 2023

REVOE COMMUNITY SPORTS VILLAGE – SITE ASSEMBLY

1.0 Purpose of the report:

- 1.1 To report on progress of the Revoe Community Sports Village project which is being brought forward by Blackpool Football Club (BFC) and supported through the Council's Town Deal programme and which helps to kick start the implementation of the 'Revitalising Revoe Masterplan'.

To consider the approach to assembling a site for the development of the Community Sports Village and the proposed transfer of the land.

2.0 Recommendation(s):

- 2.1 To agree, in principle, that if all other options are exhausted then the Council would consider the use of Compulsory Purchase Order powers to assemble the site outlined in Appendix 8a (Land Assembly Plan).
- 2.2 To authorise the Director of Communications and Regeneration to pursue detailed negotiations with interested parties as necessary.
- 2.3 To authorise the Director of Communications and Regeneration to pursue negotiations with Blackpool Football Club in relation to the transfer of the land required to deliver the Revoe Community Sports Village project, as shown on the plan in Appendix 8b. (Masterplan).
- 2.4 To delegate authority to the Director of Communications and Regeneration to authorise expenditure and contracts pursuant to clauses 2.1, 2.2 and 2.3 above.
- 2.5 To instruct relevant Officers to commence all necessary preparatory works for the making of a Compulsory Purchase Order to support the site assembly of the land required and any associated road improvements and road closures.

2.6 That Officers be requested to bring a further report to the Executive to seek the authority prior to the making of a Compulsory Purchase Order should such powers be required.

2.7 To authorise the Head of Legal Services to prepare legal documentation and enter into and complete appropriate documents/contracts as necessary to complete the transactions

3.0 Reasons for recommendations:

3.1 To enable the development of the Revoe Community Sports Village scheme to progress, which will see the development of one full size artificial grass football pitch and a 5-a-side pitch. This will regenerate a deprived area of the town supporting healthier lifestyles and providing access to all weather sporting provision in the inner areas. The project will also support and facilitate the growth and development of the Club with the delivery of new East Stand at Blackpool Football Club's Bloomfield Road stadium, including the delivery of associated public realm space.

3.2 The new sports pitches will be used by Blackpool FC ladies football team and will be used to run local sports programmes being delivered by Blackpool Football Club Community Trust. Access to the pitches will also be made available to local community groups and schools for recreational sport and for the delivery of education programmes.

3.3 Proposals for the new East Stand include the demolition of the existing temporary structure and the construction of a new stand. The new stand will have up to date facilities and will complete Bloomfield Road stadium. The East Stand phase of the scheme will be further enhanced by the delivery of a significant amount of public realm in and around Bloomfield Road stadium to allow for safe and more appropriate dispersal of fans on match days, but also to provide enhancement to the north area of the stadium.

3.4 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.5 Is the recommendation in accordance with the Council's approved budget? No

4.0 Other alternative options to be considered:

4.1 The alternative options considered by Blackpool Football Club and the Council have ranged from a 'Do nothing' option to the review of a variety of layouts for the community pitches and the option of delivering an East Stand proposal on the existing footprint.

Whilst these options do offer a degree of regeneration in the Revoe area, they would not deliver the intended aspirations or benefits of the proposed scheme. The development of the artificial pitches for example looks to bring forward additional funding and a development of the East Stand on the existing footprint would substantially compromise the Club's long term development plans, with a restriction and limitation on the stand's capacity and ancillary facilities.

5.0 Council priority:

5.1 The relevant Council priorities are both:

- "The Economy: Maximising growth and opportunity across Blackpool"
- "Communities: Creating stronger communities and increasing resilience"

6.0 Background information

6.1 In November 2019 the government launched its Towns Fund programme in order to address growth constraints, drive forward economic regeneration and level up communities. In line with requirements under the programme, Blackpool Council submitted Business Cases for 7 projects, including the delivery of the Revoe Community Sports Village scheme.

6.2 The details of the Town Deal programme have been well documented in previous Executive Reports (see list of background papers in paragraph 14.0).

6.3 On 2 March 2022 the Council received approval to the Business Case for the Revoe Community Sports Village project from the Department for Levelling-Up, Housing and Communities (DLUHC). This approval principally granted agreement to the investment of £6.54m of Towns Funds into the project, conditional upon the scheme being delivered.

6.4 The overall project was estimated within the Business Case to cost in the order of £24m. The majority of the scheme is to be funded via Blackpool Football Club, and Blackpool Council (via the Towns Fund).

6.5 Blackpool Football Club together with their appointed team of consultants have continued to work up the detailed proposals for their scheme over the previous 10 months. The masterplan proposal has been included within Appendix 8b. The proposals for the delivery of the scheme will be in two phases. Phase 1 will see the delivery of the new sports pitches to the north of Bloomfield Road stadium, which includes one full size artificial grass pitch, with a smaller 5-a-side artificial pitch, car parking and ancillary access paths. Phase 2 of the development will see the delivery of the new East Stand and associated public realm works. See Appendix 8c (Phasing Plan)

6.6 The sports pitches are to be located on an area of land which is owned either by Blackpool Council or Blackpool Football Club Stadium and Property Ltd. The area of the

land on which the Council hold the freehold title had previously been earmarked for Phase 4 of the Foxhall housing. This site has lain vacant since the housing developer (Hollinwood Homes) went into administration in 2019. The adjacent area of land is held under the ownership of Blackpool Football Club and is currently utilised as car parking for the Club's occupants.

- 6.7 Given that the property titles rest with either the Council or Blackpool Football Club and providing negotiations between the parties can be agreed, there should be no impediment to a successful land transaction to facilitate the delivery of the Phase 1 proposals.
- 6.8 A report relating to the appropriation of this particular area of land was approved at the Council's Executive on 5 December 2022 (EX53/2022)
- 6.9 Blackpool Football Club made a planning application for Phase 1 proposals on 1 November 2022 (planning Ref: 22/0859). The application was approved at Planning Committee on 24 January 2023.
- 6.10 It is anticipated that the planning application for Phase 2 (East Stand) will be submitted by Blackpool Football Club during spring 2023.
- 6.11 The Council is in support of the scheme being undertaken by Blackpool Football Club and have in principle committed to facilitating the assembly of the land required in order to deliver the project. The development proposals presented will see substantial redevelopment of an inner area of the town, which lies within one of the most deprived wards in the country (Index of Multiple Deprivation (IMD) 2019). The underlying benefits of the development will be the inclusion, promotion and enhancement of women's football, community engagement in health and wellbeing programmes based around sport, engagement of youth and community groups and the wider accessibility of facilities to schools in the local area and across the borough a number of which have very limited access to outdoor provision (namely Blackpool Football Club School, Revoo Academy and Blackpool Gateway Academy).
- 6.12 The land required to deliver Phase 2 of the proposed scheme is currently under the ownership of a variety of third parties, with a number of residential dwellings and businesses in occupation. There are in total 27 property interests in the land required. The Council currently hold no property interests in the land required, however the land to the rear of the properties on the west side of Henry Street and to the front is owned by the Council and maintained as adopted highway.
- 6.13 The Council (via its appointed agent) have been in correspondence with the owners of all 27 properties, with a number of offers to acquire properties being made to date. Discussions will continue to proceed on this basis, with every effort being made to obtain the required properties by negotiation with relevant owners where possible. Where all

lines of negotiation have been exhausted the Council may need to consider use of its statutory powers in order to acquire the land and property required to facilitate the delivery of the scheme in a timely manner.

6.14 **Compulsory Purchase Powers**

There are a range of powers which the Council can use to facilitate land assembly. In the circumstances it is considered that the powers under Section 226 of the Town and Country Planning Act 1990 would be the most appropriate. This allows the Council to acquire land which is 'suitable for and required in order to secure the carrying out of development, re-development or improvement' or is required for the 'proper planning of an area'.

The Council recognises that it would be premature at this stage to make a Compulsory Purchase Order whilst negotiations are continuing. Consequently, it is proposed that a further report be submitted to the Executive to authorise a Compulsory Purchase Order should the negotiations for the remaining interests not be concluded in a timely manner and upon the Council being satisfied that there is a compelling case in the public interest to do so and that the relevant requirements are met.

The Director of Communications and Regeneration accepts that the Executive will need to be satisfied that all reasonable attempts have been made to assemble the site through negotiation as compulsory purchase should only be used as a 'last resort'. The Council has been progressing voluntary acquisitions for some time and will continue to do so.

6.15 Does the information submitted include any exempt information? No

7.0 **List of Appendices:**

- 7.1 Appendix 8a: Land Assembly Plan
- Appendix 8b: Revoe Sports Village Masterplan
- Appendix 8c: Phasing Plan

8.0 **Financial considerations:**

- 8.1 The funding for the project is outlined within the Business Case submitted to the Department for Levelling-Up, Housing and Communities in September 2021.
- 8.2 The Business Case illustrates that £6.54m from Town Deal Fund would be granted towards the delivery of the project, with the funds being allocated towards the provision of sports pitches, public realm, acquisition of properties and land remediation.
- 8.3 The final terms of each property /land acquisition will be subject to valuation and negotiation with individual property owners.

- 8.4 A copy of the Acquisitions Schedule was included in the original Town Deal Business Case which is exempt from publication. The assessment of costs provided within the Business Case were given as a best estimate at the time of writing and therefore allocations within the proposal are subject to change in accordance with future tender costs, market fluctuations and the negotiations with relevant property owners.
- 8.5 The Council is looking to acquire the assets in the short term before entering into a land transfer (long lease) or sale arrangement with Blackpool Football Club. There will be a period of time from the point properties are acquired to the completion of the land transfer. During this period, properties will be held by the Council on the vacant property register and there will be costs incurred in securing the properties and holding them prior to eventual demolition. The costs for holding and demolition are to be met from within the existing project budget.
- 8.6 In reviewing the legal arrangement for the transfer of land, the Council will need to consider the requirements of Subsidy Control Act 2022 and will need to consider the financial effects on the project budget. Under the new regime public sector organisations will need to make assessments of how subsidies comply with the relevant rules. Where a subsidy is present, the sources should be checked to establish whether the subsidy is prohibited or can be lawfully awarded, in many cases this will be subject to meeting particular conditions. Section 123 of the Local Government Act 1972 incorporates the concept that a council should dispose of most land interests for the best consideration that can reasonably be obtained and though this may equate to a market value, in subsidy control terms, it does not automatically do so. Where a land transaction, would under subsidy control, mean that a local authority is deemed to have given a subsidy to an economic actor then it will be necessary for that authority to undertake the subsidy control principles assessment, even if the transaction would be permitted under sections 123. Advice will be sought to determine if the proposed land transaction is likely to be viewed as a subsidy.
- 9.0 Legal considerations:**
- 9.1 The Council will need to consider its obligations under Section 123 of the Local Government Act 1972, when considering the disposal of the land. Local authorities have certain fiduciary duties and before deciding to dispose of land at any undervalue, ought to consider whether this would be a prudent course of action. As the general principle is that a local authority ought to dispose of land at best consideration even where the purchaser is a voluntary sector organisation or charity, before taking a decision to dispose at an undervalue, a local authority ought to give consideration as to whether or not this would be prudent and in line with its fiduciary duties and financial circumstances.

Under the General Disposal Consent (England) 2003 local authorities can dispose of any interest in land held by them for less than the best consideration reasonably obtainable providing the undervalue does not exceed two million pounds, where the authority considers that this will help it to contribute to the promotion or improvement of the economic social or environmental well-being of its area. Generally it is expected that land should be sold for the best consideration reasonably obtainable. However, it is recognised that there may be circumstances where an authority considers it appropriate to dispose of land at an undervalue. Authorities should clearly not divest themselves of valuable public assets unless they are satisfied that the circumstances warrant such action. The Consent has been issued to give local authorities autonomy to carry out their statutory duties and functions, and to fulfil such other objectives as they consider to be necessary or desirable. However, when disposing of land at an undervalue, authorities must remain aware of the need to fulfil their fiduciary duty in a way which is accountable to local people.

9.2 The Council have taken initial legal advice from DWF LLP on the proposed scheme in relation to the transfer of the land and will be seeking further advice prior to the agreements being finalised.

9.3 A further report will be taken to the Executive in relation to seeking authority to make a Compulsory Purchase Order if the land required to assemble the site is unable to be acquired by means of negotiation with the relevant land and properties owners in a timely manner.

10.0 Risk management considerations:

10.1 As noted above, the financial provision for the acquisition of properties and land required for the development has been earmarked within the original budget plan. There is no additional funding being made available by the Council for the development.

10.2 Delivery of Phase 2 of the scheme requires the land to be assembled which is currently owned by multiple third parties. This phase 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, and the land transfer agreement exchanged and completed with Blackpool Football Club.

10.3 At the time of the report the Planning application for Phase 2 of the development had not yet been received. The application for this element of the scheme will be made during Spring 2023.

11.0 Equalities considerations:

11.1 The Council is aware that a number of the residential dwellings are rented out by private landlords, it will therefore give consideration to the tenants of the properties throughout

the course of the negotiations. The Council has allocated a member of staff to assist with providing advice and guidance to tenants where required to support their relocation.

- 11.2 The envisaged outcomes of the development are outlined within the Business Case and include increased participation in sports and generally a focus on healthier lifestyles for residents within the local area who participate in the use of the facilities. Reduced physical and mental health illness, reduced obesity and increased life expectancy within the local population.

12.0 Sustainability, climate change and environmental considerations:

- 12.1 Part of the proposed scheme utilises a brownfield site within the established built-up inner area of Blackpool and provides a complimenting use to Blackpool FC and contributes to the sporting facilities of the area.
- 12.2 The project is directly supported by the Town Deal funding and it will therefore give consideration to the Council's Climate Change declaration, with sustainability and carbon reduction as core principles. A Sustainability Assessment will be undertaken as part of the scope of the project to support this agenda and review reasonable appropriate measures of sustainability that can incorporated into the development to reduce the overall carbon footprint.
- 12.3 Consideration relating to the sustainability, climate change and environmental have been noted within the planning application, for example; Reduced travel distances to existing sports provision. Provision for new electric vehicle charging points within car parking areas.
- 12.4 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.

13.0 Internal/external consultation undertaken:

- 13.1 Within the Council there has been consultation undertaken within the Town Deal Board, Corporate Leadership Team, Growth and Prosperity Board, Finance and Legal Departments. In additional via the Town Deal process there has been consultation with the Department for Levelling-Up Housing and Communities.
- 13.2 There have been some consultation with residents in the immediate vicinity to the site in relation to works undertaken on land at the corner of Rigby Road and Central Drive, together with further correspondence being communicated to the properties that are required to be acquired to deliver Phase 2 elements of the scheme. Statutory consultation has also been undertaken as part of the Planning procedure.

13.3 Blackpool Revoelution Community Groups commissioned the initial 'Revitalising Revoe – a Community led Masterplan', which included aspirations for elements of the proposed.

14.0 Background papers:

- 14.1
- Revitalising Revoe Community Led Masterplan
 - Town Deal Heads of Terms report 16 November 2020 Executive (EX48/2020)
 - Town Deal report to Executive March 2021 (EX16/2021)
 - Town Deal report Executive December 2021 (EX63/2021)
 - Town Deal Board papers are available on the Town Deal section of the Council's website.
 - Proposed Appropriation Of Land On The South Side Of Rigby Road Blackpool 5th December 2022 (EX53/2022)

15.0 Key decision information:

- 15.1 Is this a key decision? Yes
- 15.2 If so, Forward Plan reference number: 1/2023
- 15.3 If a key decision, is the decision required in less than five days? No
- 15.4 If **yes**, please describe the reason for urgency:

16.0 Call-in information:

- 16.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No
- 16.2 If **yes**, please give reason:

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE

17.0 Scrutiny Committee Chairman (where appropriate):

Date informed: 17 February 2023 Date approved:

18.0 Declarations of interest (if applicable):

18.1

19.0 Summary of Discussion:

19.1

20.0 Executive decision:

20.1

21.0 Date of Decision:

21.1

22.0 Reason(s) for decision:

22.1

23.0 Date Decision published:

23.1

24.0 Alternative Options Considered and Rejected:

24.1

25.0 Executive Members in attendance:

25.1

26.0 Call-in:

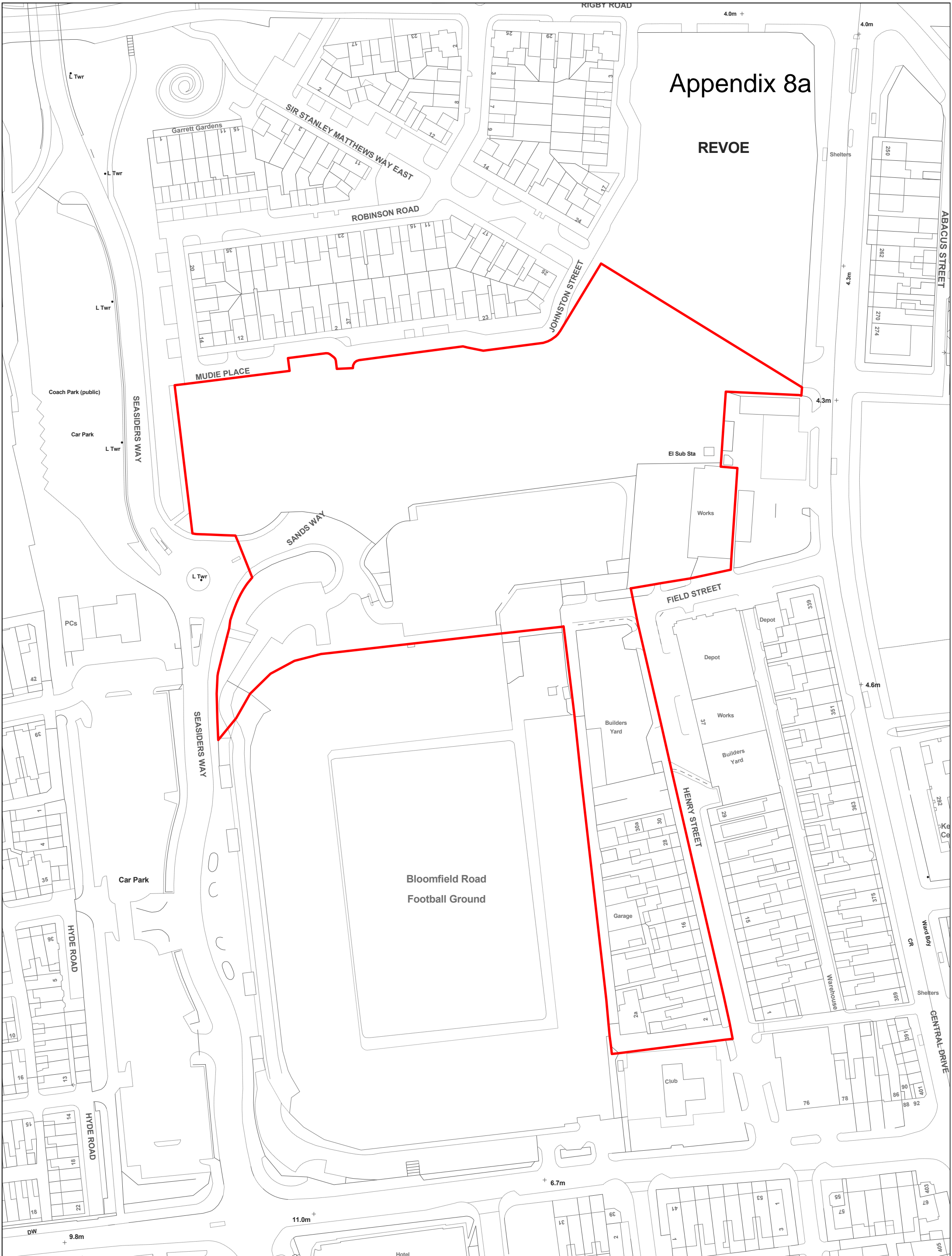
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27.0 Notes:

27.1

Appendix 8a

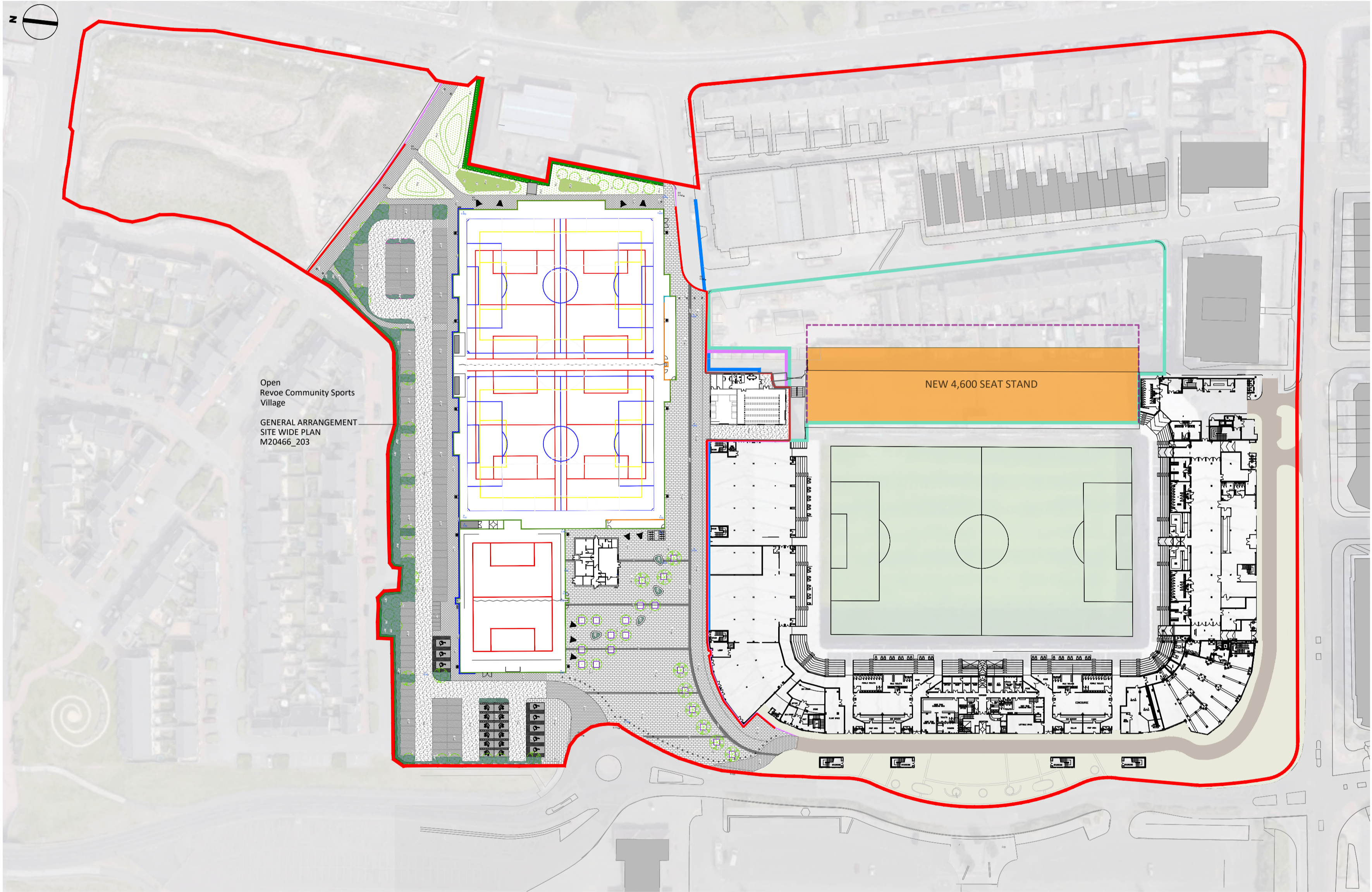
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Appendix 8b



NOTES

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK COMMENCES

THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN ANY DIMENSIONS WORK TO FIGURED DIMS ONLY

THIS DRAWING SHALL NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM AFL LTD.

The stadiums plans are based on an informal survey and verbal clarifications from the club's team. They do not reflect tenants detailed layouts, escape routes, etc. and should not be used for any other purposes.

Key

- Men pitch size (105m x 68m) (345ft x 223ft)
- Women pitch size (75m x 48m) (246ft x 157ft)
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- 100th Floor

P01 07/02/2023- First Issue

rev	date/intis	description

project
Bloomfield Road Masterplan

location
Blackpool

client
Blackpool FC

AFL Architects
1st Floor
St Georges House
56 Peter Street
Manchester UK
M2 3JQ
t: +44(0)161 236 6263
f: +44(0)161 236 6484
w: www.afl-architects.com
e: mail@afl-uk.com
London office
t: +44 (0)20 3096 9263



key plan

drawing title
Masterplan proposal - Sports village overlay



dwg purpose	job number
	211501

scale	1:200	drawn	AK	checked	RO
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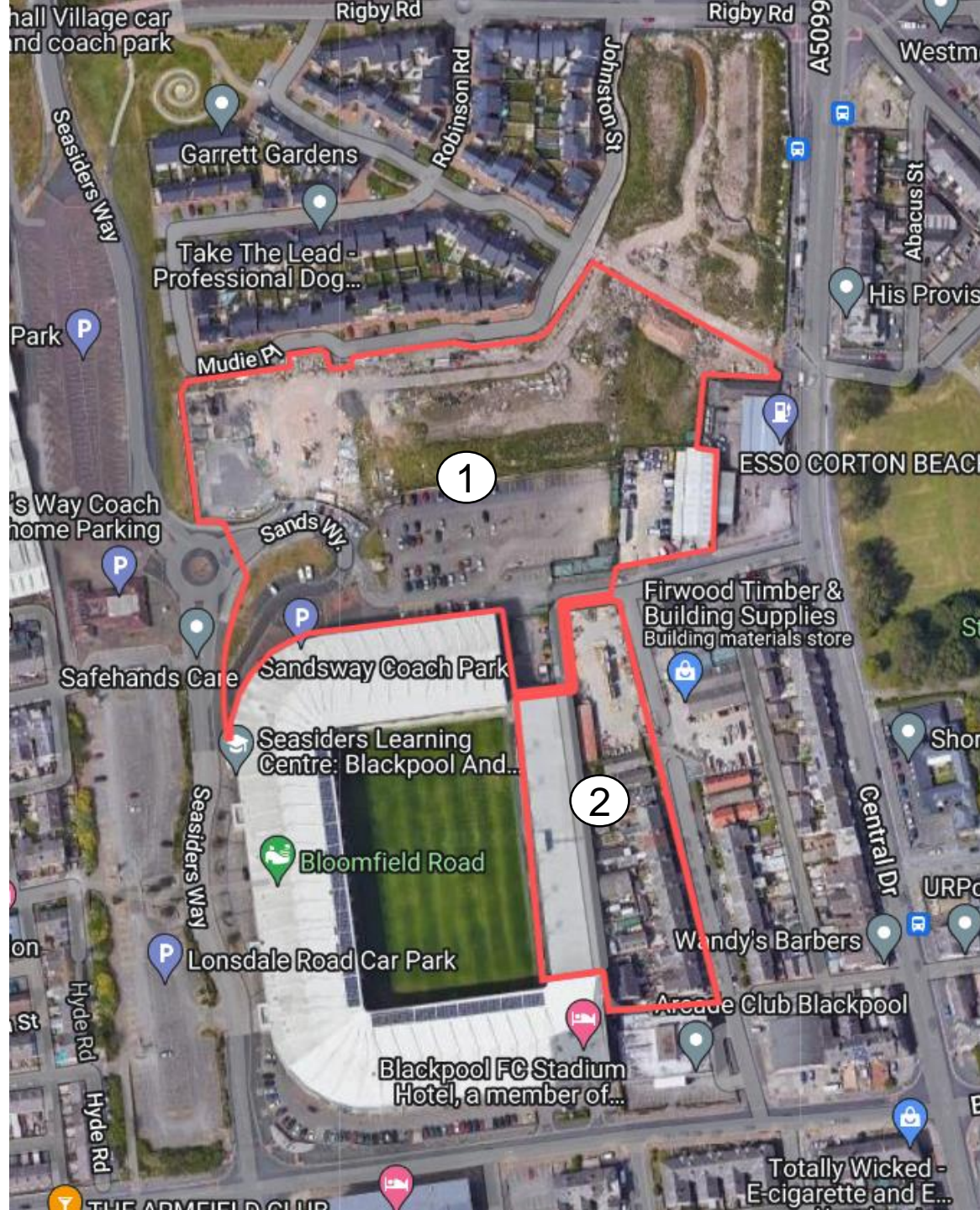
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Red Line Plan

-  Phase 1 - Red Line Boundary
-  Phase 2 - Red Line Boundary

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Appendix 8c

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