

Report to:	EXECUTIVE
Relevant Officer:	Alan Cavill, Director of Communications and Regeneration
Relevant Cabinet Member:	Councillor Mark Smith, Cabinet Member for Regeneration, Enterprise and Economic Development
Date of Meeting:	5 November 2018

RELEASE OF LAND FOR BUSINESS USE NORTH BLACKPOOL

1.0 Purpose of the report:

1.1 To agree to the release of land for new business use Blackpool North.

2.0 Recommendation(s):

2.1 To agree the long leasehold interest to be disposed land off Hawking Place Blackpool for the development of business units to the highest bid as outlined in Appendix 7a.

2.2 To agree the net receipt will contribute to the Growth and Prosperity income target.

2.3 Subject to 2.1, to delegate authority to the Head of Legal to enter into any required legal agreements for the lease on behalf of the Council.

3.0 Reasons for recommendation(s):

3.1 The release of land at Blackpool North will enable the development of new business units completing the development at Blackpool Technology Park. This new development is expected to create 100 new jobs in Blackpool.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

1. Do nothing - The Council could choose to leave this land vacant although this will not create 100 new jobs and the Council would not benefit from the capital receipt generated.

2. Housing – this would be contrary to the Local Plan.
3. To sell the land to a party who was not the highest bidder

None of these three options are considered good practice or desirable and might not achieve the Council's objectives.

4.0 Council Priority:

- 4.1 The relevant Council Priority is: "The economy: Maximising growth and opportunity across Blackpool".

5.0 Background Information:

- 5.1 The Blackpool Technology Park is situated in the Ingthorpe area of North Blackpool. Land has been released in phases over the years creating Blackpool Technology Park which has created hundreds of jobs in the area.
- 5.2 The remaining undeveloped area forms a site of approximately 4 ½ acres with a built access road past the Royal Mail Distribution Centre. Following marketing two offers were received from local developers and after reviewing both offers the best offer has been chosen to move to the contracts stage.
- 5.3 The subject land will be developed in phases and initial design considerations suggest three buildings will be created for B1, B2, B8 business uses and delivery will be phased over a five year programme. The Capital receipt will be paid in Year 1. The best offer outlined in confidential Appendix 7b provided the highest capital receipt, is unconditional and provided a clear building timescale which can be measured.

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

5.5 List of Appendices:

Appendix 7a – Agreed Memorandum
Appendix 7b - Offers

These documents are not for publication and are 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.

6.0 Legal considerations:

6.1 The Head of Legal Services will be instructed to agree and complete the appropriate legal documentation to grant a 125 years leasehold interest.

7.0 Human Resources considerations:

7.1 None.

8.0 Equalities considerations:

8.1 None.

9.0 Financial considerations:

9.1 The sale of the site would produce a one off capital receipt for the council of minus agent's fees and associated sale costs, as already referred to in recommendation 2.2 this receipt would be allocated to the Growth and Prosperity budget. Refer to Appendix 7b for financial details.

10.0 Risk management considerations:

10.1 The lease will provide the Council with protection on what is built on the site as the use in the Lease will be restricted to B1, B2 and B8 uses. The timescale for the build and actual employment figures would be dependent on the developer and eventual business which purchases or Lease the buildings.

11.0 Ethical considerations:

11.1 None

12.0 Internal/ External Consultation undertaken:

12.1 Consultation has been undertaken internally with the Growth and Prosperity Board, Finance, Legal Service and the Growth and Prosperity Programme Director

13.0 Background papers:

13.1 None.

14.0 Key decision information:

14.1 Is this a key decision? Yes

14.2 If so, Forward Plan reference number: 37/2018

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

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

15.0 Call-in information:

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

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

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE

16.0 Scrutiny Committee Chairman (where appropriate):

Date informed: 26 October 2018 Date approved:

17.0 Declarations of interest (if applicable):

17.1

18.0 Executive decision:

18.1

18.2 Date of Decision:

19.0 Reason(s) for decision:

19.1 Date Decision published:

20.0 Executive Members in attendance:

20.1

21.0 Call-in:

21.1

22.0 Notes:

22.1