

<b>Report to:</b>	<b>EXECUTIVE</b>
<b>Relevant Officer:</b>	Steve Thompson, Director of Resources
<b>Relevant Cabinet Member</b>	Councillor Simon Blackburn, Leader of the Council
<b>Date of Meeting:</b>	9 <sup>th</sup> March 2015

## DISPOSAL OF LAND AT CLIFTON ROAD, BLACKPOOL

### 1.0 Purpose of the report:

To approve in the principle the disposal of the site of the former Progress House building, Clifton Road, Blackpool.

### 2.0 Recommendation(s):

2.1 To approve the disposal in principle.

2.2 To authorise the Director of Resources, subject to a published officer decision, to approve terms once negotiations have been satisfactorily completed.

2.3 To authorise the Director of Resources to start negotiations on the possible purchase of Bonny Street Police Station and report back to a future Executive meeting on the terms for that acquisition and their funding.

### 3.0 Reasons for recommendation(s):

To enable negotiations for the sale to continue

To enable completion of the sale.

To progress the proposed purchase of Bonny Street Police Station.

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:

To retain the land.

To advertise the land for sale on the open market.

Not to enter negotiations to purchase Bonny Street Police Station.

**4.0 Council Priority:**

4.1 The relevant Council Priority is

“Create safer communities and reduce crime and anti-social behaviour “

**5.0 Background Information**

5.1 Following a review of the Police service in Lancashire, Lancashire Constabulary selected Blackpool as one of their main operational centres. A number of sites have been considered but the Progress House site has been selected as the most suitable.

5.2 As part of the Council’s rationalisation of buildings programme, Progress House was declared surplus and staff have been relocated to other sites. Demolition of the site has now been completed and the site is vacant.

5.3 Lancashire Constabulary has appointed consultants to carry out site investigations to determine land conditions and this will inform site and building design.

5.4 The Council has been working with Lancashire Constabulary to facilitate their move from Bonny Street. The Council would be interested in purchasing the site as it would remove one of the key barriers to the redevelopment of the Central Station site and make this more viable. It is therefore proposed that the Director of Resources starts to negotiate on the proposed purchase of that site and reports back to a future Executive meeting.

5.5 Does the information submitted include any exempt information? No

**5.5 List of Appendices:**

None

**6.0 Legal considerations:**

6.1 The interest to be sold is the freehold interest.

6.2 There are covenants restricting the use to Planning Use Classes B1, B2 and B8

6.3 There is a covenant restricting the height of any new buildings to 30 metres

6.4 Under Section 123 of the Local Government Act 1972 the Council is required to obtain best value, and in this respect the land is being sold to Lancashire Constabulary at market value.

**7.0 Human Resources considerations:**

7.1 None

**8.0 Equalities considerations:**

8.1 None

**9.0 Financial considerations:**

9.1 The site has contamination issues from its previous use. An allowance will be made towards the cost of remediation but those costs will not be known until the site investigation works are completed. Details of the receipt will therefore not be known until completion of the site investigation.

**10.0 Risk management considerations:**

10.1 The site will remain undeveloped until an alternative developer can be found.

**11.0 Ethical considerations:**

11.1 None

**12.0 Internal/ External Consultation undertaken:**

12.1 None

**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: 32/2014
- 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: 27<sup>th</sup> February 2015 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