

Notice of:	EXECUTIVE
Decision Number:	EX20/2015
Relevant Officer:	Alan Cavill, Director of Place
Relevant Cabinet Member	Councillor Gillian Campbell, Cabinet Member for Housing, Public Safety and Enforcement
Date of Meeting:	9 th March 2015

ACQUISITION OF PROPERTY- THE FOYER, CHAPEL STREET

1.0 Purpose of the report:

1.1 Acquisition of The Foyer, a 38 bed single person housing unit located on Chapel Street in Central Blackpool.

2.0 Recommendation(s):

2.1 To acquire the premises on the terms stated, and when Blackpool Housing Company Ltd is in funds to dispose of the premises to them.

3.0 Reasons for recommendation(s):

3.1 To enable the option of providing quality single person accommodation within central 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:

Not to purchase the property.

4.0 Council Priority:

4.1 The relevant Council Priority is:

“Improve housing standards and the environment we live in by using housing investment to create stable communities”

5.0 Background Information

- 5.1 The Foyer is a 38 bed single person housing unit located on Chapel Street which is owned by Great Places Housing Group. The property is currently vacant following the expiry of its contract to provide housing related support at this property. Great Places is now seeking to dispose of the property.
- 5.2 The building is arranged over three floors with a number of offices, social facilities and laundry on the ground floor along with a few housing units. The majority of the units are located on the first and second floors. Each unit consists of a combined bedroom and living room with a separate kitchen and shower room / toilet. There are no shared kitchen or toilet facilities and each unit is separately assessed for Council Tax.
- 5.3 In accordance with EX56/2014 the Council has now set up a wholly owned company for residential regeneration called Blackpool Housing Company Ltd.
- 5.4 The intention is that the acquisition of this property would be one of the first acquisitions made by Blackpool Housing Company Ltd.
- 5.5 In this respect the acquisition of the property by the Council will be short term with the intention that the asset is transferred to the new company at cost so as to leave the Council in a cost neutral position.
- 5.6 There is a risk that the property could be purchased by a private landlord who is unable or unwilling to provide effective management of a property of this scale resulting in disturbance to the local community. The purchase of the property will provide the opportunity for the provision of good quality and well managed property.
- 5.7 An acquisition price of £500,000 has been agreed which is being met by capital receipts within the General Fund Investment Portfolio.
- 5.8 The acquisition will be subject to an appropriate structural and condition survey being undertaken.

- 5.9 Does the information submitted include any exempt information? No
- 5.10 **List of Appendices:**
- None
- 6.0 Legal considerations:**
- 6.1 The freehold title to be acquired should not contain any onerous covenants or restrictions on use.
- 7.0 Human Resources considerations:**
- 7.1 None
- 8.0 Equalities considerations:**
- 8.1 None
- 9.0 Financial considerations:**
- 9.1 The acquisition cost is being met by the General Fund Investment Portfolio. The acquisition cost as well as holding costs will need to be recovered from the Blackpool Housing Company as part of the onward transfer. If the transfer failed to occur, the property would have to be sold on the open market with restrictions as to the future operational use.
- 10.0 Risk management considerations:**
- 10.1 This facility will provide quality single person accommodation in a safe and secure environment. If such a facility were to be sold to a private sector investor, the quality of the service offered may diminish considerably.
- 11.0 Ethical considerations:**
- 11.1 The facility will provide an additional quality option for the housing of single people in Blackpool.
- 12.0 Internal/ External Consultation undertaken:**

12.1 Estates have liaised with Strategic Housing and Great Places Housing Association.

13.0 Background papers:

13.1 None

14.0 Key decision information:

14.1 Is this a key decision? No

14.2 If so, Forward Plan reference number:

14.3 If a key decision, is the decision required in less than five days? N/A

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? N

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: N/A Date approved: N/A

17.0 Declarations of interest (if applicable):

17.1 None

18.0 Executive decision:

18.1 The Executive agreed the recommendation as outlined above namely:

To acquire the premises on the terms stated, and when Blackpool Housing Company Ltd is in funds to dispose of the premises to them.

18.2 Date of Decision:

9th March 2015

19.0 Reason(s) for decision:

To enable the option of providing quality single person accommodation within central Blackpool.

19.1 Date Decision published:

9th March 2015

20.0 Executive Members in attendance:

20.1 Councillor F Jackson, in the Chair

Councillors Cain, Collett, Cross, Jones, Rowson, I Taylor and Wright

21.0 Call-in:

21.1

22.0 Notes:

22.1