

Officer Non Key Executive Decision

Relevant Chief Officer (Decision Maker):	Alan Cavill, Director of Communications and Regeneration
Relevant Cabinet Member (for consultation purposes):	Councillor Mark Smith, Cabinet Member for Business, Enterprise and Job Creation
Report Author (Officer name and title):	Antony Hill, Head of Programme Delivery
Implementation Date of Decision:	28 April 2021

ACQUISITION OF 5 COOKSON STREET, BLACKPOOL, FY1 3EF

1.0 Purpose of the report:

- 1.1 To consider the freehold acquisition of 5 Cookson Street, Blackpool, FY1 3EF, as registered under HM Land Registry Title Number: LA444494 (the "Property").

2.0 Recommendation(s):

- 2.1 To proceed with the acquisition of 5 Cookson Street.

3.0 Reasons for recommendation(s):

- 3.1 To consolidate the land required for phase three of Talbot Gateway, by agreement in advance of The Blackpool Borough Council (King Street No1) Compulsory Purchase Order 2020, as approved under decision EX41/2020

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:

As The Blackpool Borough Council (King Street No1) Compulsory Purchase Order 2020 was confirmed on 27th January 2021. The General Vesting Declaration has now been served with a Vesting Date of 26th July 2021. The only alternative would be to the wait until the property is Vesting in the Council's name on 26th July 2021 and pay compensation. The Claim for compensation would be, in the first instance, the same

as the agreed terms.

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 Executive decision EX41/2020 approved the making of a Compulsory Purchase Order to be known as The Blackpool Borough Council (King Street No1) Compulsory Purchase Order 2020 (“the Order”) under Section 226(1)(a) of the Town and Country Planning Act 1990 (as amended by section 99 and Schedule 9 of the Planning and Compulsory Purchase Act 2004) for the acquisition of the Order Land being land which it thinks, if acquired, will facilitate the carrying out of development, redevelopment or improvement on or in relation to the land, and that such development, redevelopment or improvement is likely to contribute to achieving the promotion or improvement of the economic, social or environmental well-being of the area.

5.2 The Order Land defined as; all of the interests in highway land and property, including shops and flats, at 5-31 (odd) King Street, 2-8 (even) King Street, 2 Charles Street and 3-5 Cookson Street, together with Part of the surface car park known as East Topping Street Car Park (“Order Land”).

5.3 Executive decision EX41/2020 authorises the Director of Communications and Regeneration to:

- i. take all necessary steps to secure the making, confirmation and implementation of the Order including (but not limited to) updating the draft Statement of Reasons as deemed appropriate, the publication and service of all notices and the presentation of the Council’s case at any Public Inquiry;
- ii. acquire interests in land within the area subject to the Order either by agreement or compulsorily;
- iii. approve agreements with landowners and others having an interest in the area to be subject to the Order setting out the terms for the withdrawal of objections to the Order including where appropriate seeking agreements effecting the delivery of any part of the development and making arrangements for rehousing or relocation of occupiers.

5.4 In line with this policy and due to the unique location of the Property, which forms part of the Order Land, officers within the Growth & Prosperity team have undertaken negotiations with the freeholder and reached an agreement, subject to Council approval, to acquire the freehold interest of the Property in advance of

Compulsory Purchase.

5.5 Once the remaining interests in the Order Land have been acquired, whether by agreement or compulsorily, it is intended to demolish and/or redevelop the properties to deliver a 0.973 hectare commercial regeneration scheme, as part of the next phase of regeneration in the Central Business District, Talbot Gateway Phase 3.

5.6 The Heads of Terms are included in Appendix A attached to this report. By virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, and due to the commercially sensitive nature of the information these include they should remain confidential and will be withheld from publication.

5.7 Does the information submitted include any exempt information? Yes

5.8` **List of Appendices:**

Appendix A - Heads of Terms (Restricted)

6.0 Legal considerations:

6.1 Should the Council acquire the property, Legal Services will be instructed to purchase the freehold and carry out all the necessary due diligence, searches and surveys to ensure that a full clean title is provided.

7.0 Human Resources considerations:

7.1 None.

8.0 Equalities considerations:

8.1 None.

9.0 Financial considerations:

9.1 The purchase price as detailed in Appendix A – Heads of Terms has been agreed in accordance with the market valuation undertaken on the property. The purchase price is to be registered against HM Land Registry Title Number: LA444494 following completion of the conveyance.

10.0 Risk management considerations:

10.1 None.

11.0 Ethical considerations:

11.1 None.

12.0 Internal/ External Consultation undertaken:

12.1 Internally consultation with Growth and Prosperity Programme Director and the Growth and Prosperity Board.

13.0 Decision of Chief Officer

13.1 To proceed with the acquisition of 5 Cookson Street.

14.0 Reasons for the Decision of the Chief Officer

14.1 To consolidate the land required for phase three of Talbot Gateway, by agreement in advance of The Blackpool Borough Council (King Street No1) Compulsory Purchase Order 2020, as approved under decision EX41/2020