

Notice of:	Cabinet Member for Business, Enterprise and Job Creation
Decision Number:	PH43/2021
Relevant Officer:	Steve Thompson, Director of Resources
Relevant Cabinet Member:	Councillor Mark Smith, Cabinet Member for Business, Enterprise and Job Creation
Date of Decision:	18 June 2021

TRANSFER OF PROPERTY AT 331 BISPHAM ROAD TO HOUSING REVENUE ACCOUNT FOR SUPPORTED LIVING ACCOMMODATION MANAGED BY BLACKPOOL COASTAL HOUSING

1.0 Purpose of the report:

1.1 To consider the transfer of a property at 331 Bispham Road from the Council's General Fund to the Housing Revenue Account, to be managed by Blackpool Coastal Housing as Supported Living Accommodation.

2.0 Recommendation(s):

2.1 To approve the transfer of the vacant property at 331 Bispham Road at market value from the Council's General Fund to the Housing Revenue Account for Blackpool Coastal Housing to provide Supported Living Accommodation as Managing Agents.

3.0 Reasons for recommendation(s):

3.1 The property at 331 Bispham Road is vacant and has been surplus to requirements for a number of years, following the discontinuation of its former use as a residential Children's Home.

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 To retain the property within the Council's General Fund as vacant / under-used pending identification of potential future use.

4.2 To offer the property for sale on the open market.

5.0 Council Priority:

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

6.0 Background Information

6.1 The property 331 Bispham Road is a 6-bedroom property used formerly as residential Children's Home however, the property has been declared surplus by Children's Services, and currently sits vacant, pending demolition, development or disposal with no alternative uses identified.

6.2 The property at 331 Bispham Road currently sits within the Council's General Fund, and is valued at £250,000. It is proposed to transfer the property at market value from the General Fund to the Housing Revenue Account for Blackpool Coastal Housing to provide Supported Living Accommodation as Managing Agents, generating rental income to cover maintenance and running costs by offering Supported Living tenancies, of which there is an identified need.

6.3 Does the information submitted include any exempt information? No

7.0 List of Appendices:

7.1 None.

8.0 Financial considerations:

8.1 It is proposed to transfer the property 331 Bispham Road at market value of £250K from the Council's General Fund to the Housing Revenue Account – to be managed by Blackpool Coastal Housing.

8.2 The Housing Revenue Account will assume responsibility for all maintenance and running costs going forwards, and generate income from Supported Living tenancies to the Housing Revenue Account.

10.0 Risk Management considerations:

10.1 The property currently sits vacant, pending demolition, development or disposal and incurs the associated holding costs and risks associated with securing vacant property and mitigating potential for anti-social behaviour or damage to the property.

11.0 Equalities considerations:

11.1 Transfer of the property would allow Blackpool Coastal Housing to offer Supported Living tenancies, which increases the independence of otherwise vulnerable Adults in the town and diversifies their portfolio to accommodate tenants who may not otherwise be able to live independently.

12.0 Sustainability, climate change and environmental considerations considerations:

12.1 None.

13.0 Internal/ External Consultation undertaken:

13.1 Liaison with Blackpool Coastal Housing and all relevant internal stakeholders.

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:

Date approved:

18.0 Declarations of interest (if applicable):

18.1 None.

19.0 Executive decision:

19.1 The Cabinet Member agreed the recommendation as outlined above namely:

To approve the transfer of the vacant property at 331 Bispham Road at market value from the Council's General Fund to the Housing Revenue Account for Blackpool Coastal Housing to provide Supported Living Accommodation as Managing Agents.

20.0 Date of Decision:

20.1 18 June 2021

21.0 Reason(s) for decision:

21.1 The property at 331 Bispham Road is vacant and has been surplus to requirements for a number of years, following the discontinuation of its former use as a residential Children's Home.

22.0 Date Decision published:

22.1 18 June 2021

23.0 Executive Members in attendance:

23.1

24.0 Call-in:

24.1

25.0 Notes:

25.1