

Officer Non Key Executive Decision

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| 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: | 14 December 2021 |

THE REGENERATION OF PHASE THREE TALBOT GATEWAY: RELOCATION OF KING STREET DENTAL SURGERY

1.0 Purpose of the report:

- 1.1 To authorise the commissioning of a temporary Dental Surgery in order to relocate the King Street Dental Surgery from their existing premises whilst the work to convert the old Hop Inn into a Dental Surgery is carried out. This is required to facilitate Phase 3 of the Talbot Gateway Regeneration Scheme.

2.0 Recommendation(s):

- 2.1 To confirm the appointment of Portakabin Ltd, via the NHSBS Framework, to provide a temporary Dental Surgery in order to relocate the King Street Dental Surgery from their existing premises whilst work is carried out converting the old Hop for their permanent use.

3.0 Reasons for recommendation(s):

- 3.1 In order to secure the Talbot Gateway Phase 3 development it is imperative that the Council has vacant possession of the land as detailed in planning applications 20/0751 and 21/0654. In order to achieve this the Dental Surgery located at 17-21 King Street must be relocated in the next 4 months in order to deliver the new office building in sufficient time to meet the prospective tenant's lease expiry deadlines. Therefore, the procurement of Portakabin Ltd, via the NHSBS Framework, is recommended as the most efficient delivery mechanism in order to achieve vacant possession in a timely fashion.
- 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:

None, since the previous Officer Non Key Decision (dated 19 August 2021) authorised the appointment of the Blackpool LEP strategic partnership contractor to undertake initial enabling works and to develop a design for the relocation of the King Street Dental Surgery in order to facilitate Phase 3 of the Talbot Gateway Regeneration Scheme.

In order to mitigate the risk of construction inflation and other time related risks it is essential that the Council has vacant possession of the existing King Street Dental Surgery so that 5-31 King Street can be demolished and the site cleared so that construction work can commence. To do nothing is not an option as it would cause delay to the overall Talbot Gateway Phase 3 project.

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 In promoting the Talbot Gateway Phase 3 project, the Council is looking to bring forward more office-based developments to increase footfall in the town centre and support the town's economic growth. This will also have a 'knock on' effect of encouraging the upgrading of the town centre retail and restaurant facilities as well as securing and increasing job opportunities for local residents.

5.2 Further to EX23/2019 and EX25/2021, the Council has now signed an Agreement for Lease with the Department for Levelling Up, Housing and Communities (DLUHC), on behalf of the Department for Work and Pensions, to build their new offices on King Street in the Talbot Gateway. In order to secure this opportunity the Council must have vacant possession of the land on King Street in a timely manner in order to commence the construction work. To this end the Council needs to relocate the King Street Dental Surgery from its existing premises at 17-21 King Street. Following extensive negotiations with the King Street Dental Surgery (KSDS) Partners they have agreed to move to new premises located in a refurbished building at 2 King Street (the old Hop public house).

5.3 However, it will not be possible to complete the necessary construction work to the Hop in time to complete the necessary demolition of the existing buildings, site clearance and remediation works that will enable the main office construction works

to start when planned. It is therefore necessary to relocate the King Street Dental Surgery from their existing premises into temporary accommodation whilst work to their new premises is completed.

- 5.4 In order to provide this it is intended to commission Portakabin Ltd, via the NHSBS Framework, to provide a temporary Dental Surgery for the King Street Dental Surgery.
- 5.5 The KSDS will occupy this temporary facility on a short term lease until the construction work on their new premises at 2 King Street are complete.
- 5.6 The total estimated cost to provide this temporary facility for a minimum hire of 12 months is £1,150,000.
- 5.7 It is anticipated that the work on the new office block will start with the demolition of the existing properties in April 2022.
- 5.7 Does the information submitted include any exempt information? No

List of Appendices:

None.

6.0 Legal considerations:

- 6.1 The King Street Dental Surgery will take a short term lease for the temporary Dental Surgery until their new premises located in a refurbished building at 2 King Street (the old Hop public house) are ready for occupation.

7.0 Human Resources considerations:

- 7.1 None as a consequence of this report.

8.0 Equalities considerations:

- 8.1 None as a consequence of this report.

9.0 Financial considerations:

- 9.1 The estimated cost of the Temporary building is £1,150,000 which is included in the budget approved in EX25/2021.

10.0 Risk management considerations:

- 10.1 The Dental Surgery located at 17-21 King Street must be relocated in the next 4 months. Failure to seek a solution to this will be detrimental to the delivery of the Talbot Gateway Phase 3 project.

In order to mitigate the risk of construction inflation and other time related risks it is essential that the Council has vacant possession of the existing KSDS so that 5-31 King Street can be demolished and the site cleared so that construction work can commence.

Under the terms of the Council's Agreement for Lease with the DLUHC the Council must secure vacant possession of the site.

11.0 Ethical considerations:

- 11.1 None.

12.0 Internal/ External Consultation undertaken:

- 12.1 Discussions with and agreement from the Talbot Gateway Board and the Growth and Prosperity Board for approval to this procurement route and discussions have been held with colleagues in Legal Services, Finance and Procurement to seek approval.

13.0 Decision of Chief Officer:

- 13.1 To confirm the appointment of Portakabin Ltd, via the NHSBS Framework, to provide a temporary Dental Surgery in order to relocate the King Street Dental Surgery from their existing premises whilst work is carried out converting the old Hop for their permanent use.

14.0 Reasons for the Decision of the Chief Officer:

- 14.1 In order to secure the Talbot Gateway Phase 3 development it is imperative that the Council has vacant possession of the land as detailed in planning applications 20/0751 and 21/0654. In order to achieve this the Dental Surgery located at 17-21 King Street must be relocated in the next 4 months in order to deliver the new office building in sufficient time to meet the prospective tenant's lease expiry deadlines. Therefore, the procurement of Portakabin Ltd, via the NHSBS Framework, is recommended as the most efficient delivery mechanism in order to achieve vacant possession in a timely fashion.