

Notice of:	Cabinet Member for Business, Enterprise and Job Creation
Decision Number:	PH37/2023
Relevant Officer:	Steve Thompson, Director of Resources
Relevant Cabinet Member	Councillor Mark Smith, Cabinet Member for Business, Enterprise and Job Creation
Date of Decision:	2 March 2023

LEASE RENEWAL OF 9-19 ABINGDON STREET (KNOWN AS COASTAL HOUSE) TO BLACKPOOL COASTAL HOUSE.

1.0 Purpose of the report:

- 1.1 To consider the lease renewal of 9-19 Abingdon Street (known as Coastal House) to Blackpool Coastal Housing in line with the proposed Heads of Terms attached at Appendix A and plan attached at Appendix B.

2.0 Recommendation(s):

- 2.1 To approve a renewed ten-year lease to Blackpool Coastal Housing to continue to occupy space at 9-19 Abingdon Street (known as Coastal House) in line with the proposed Heads of Terms attached at Appendix A and Plan attached at Appendix B.

3.0 Reasons for recommendation(s):

- 3.1 To support Blackpool Coastal Housing as an ALMO in providing appropriate office accommodation and securing significant rental income to the Council for the lease term.
- 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 Not to renew the lease and market the space at Abingdon Street for alternative use.

5.0 Council priority:

5.1 The relevant Council priority is

- “The economy: Maximising growth and opportunity across Blackpool”
- “Communities: Creating stronger communities and increasing resilience”

6.0 Background information

6.1 Blackpool Coastal Housing have occupied space at 9-19 Abingdon Street since October 2010. This arrangement has been successful for the Council, Blackpool Coastal Housing and the vibrancy of the town centre.

6.2 Does the information submitted include any exempt information? Yes

Appendix A and Appendix C are confidential and not for publication.

7.0 List of Appendices:

7.1 Appendix A – Summary of Heads of Terms (Confidential)
Appendix B – area plan.
Appendix C - financial summary (confidential)

8.0 Financial considerations:

8.1 Details of the annual rent and total value of the lease can be found in the financial summary at Appendix C.

9.0 Legal considerations:

9.1 Subject to due diligence and legal contracts.

10.0 Risk management considerations:

10.1 Subject to due diligence being carried out.

11.0 Equalities considerations:

11.1 None.

12.0 Sustainability, climate change and environmental considerations:

12.1 Improvements to the air conditioning are being made as part of the new lease agreement, along with consideration of installing solar panels to the roof.

13.0 Internal/external consultation undertaken:

13.1 Internal discussions have taken place with the Director of Blackpool Coastal Housing and their legal representative in relation to proposed Heads of Terms as outlined at Appendix A.

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 a renewed ten-year lease to Blackpool Coastal Housing to continue to occupy space at 9-19 Abingdon Street (known as Coastal House) in line with the proposed Heads of Terms attached at Appendix A and Plan attached at Appendix B.

20.0 Date of Decision:

20.1 2 March 2023

21.0 Reason(s) for decision:

21.1 To support Blackpool Coastal Housing as an ALMO in providing appropriate office accommodation and securing significant rental income to the Council for the lease term.

22.0 Date Decision published:

22.1 2 March 2023

23.0 Executive Members in attendance:

23.1

24.0 Call-in:

24.1

25.0 Notes:

25.1