

# Public Document Pack

# Blackpool Council

6 October 2023

To: Councillors Benson, N Brookes, Burdess, Farrell, Hobson, Hugo, M Smith, Taylor and Williams

The above members are requested to attend the:

## **EXECUTIVE**

Monday, 16 October 2023 at 6.00 pm  
in Committee Room A, Town Hall, Blackpool

## **A G E N D A**

### **ADMISSION OF THE PUBLIC TO COMMITTEE MEETINGS**

The Head of Democratic Governance has marked with an asterisk (\*) those items where the Committee may need to consider whether the public should be excluded from the meeting as the items are likely to disclose exempt information.

The nature of the exempt information is shown in brackets after the item.

### **1 DECLARATIONS OF INTEREST**

Members are asked to declare any interests in the items under consideration and in doing so state:

(1) the type of interest concerned either a

- (a) personal interest
- (b) prejudicial interest
- (c) disclosable pecuniary interest (DPI)

and

(2) the nature of the interest concerned

If any member requires advice on declarations of interests, they are advised to contact the Head of Democratic Governance in advance of the meeting.

### **2 FINANCIAL PERFORMANCE MONITORING AS AT MONTH 4 2023/24 AND MEDIUM TERM FINANCIAL PLAN 2024/25 - 2026/27**

(Pages 1 - 68)

To report the level of spending and exposure against the Council's Revenue budgets and reserves and balances for the first 4 months to 31 July 2023. The report also includes an update on the Medium Term Financial Plan 2024/25 – 2026/27.

**3 SELECTIVE LICENSING IN EIGHT WARDS OF BLACKPOOL** (Pages 69 - 92)

To request approval from the Executive to consult on and then introduce a Selective Licensing scheme (subject to Secretary of State Confirmation) in the central area of Blackpool, covering the eight key wards of Bloomfield, Brunswick, Claremont, Talbot, Tyldesley, Warbreck, Waterloo and Victoria. Selective Licensing requires that, other than very limited exceptions, all privately rented properties are required to be licensed.

**4 THE BLACKPOOL BOROUGH COUNCIL (MULTIVERSITY) COMPULSORY PURCHASE ORDER 2023** (Pages 93 - 152)

The seeking of authority to make a Compulsory Purchase 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) in respect of the acquisition of land and premises within the area required for the Multiversity development.

\* **5 TOWN CENTRE INVESTMENT** (Pages 153 - 164)

This report and Appendix are currently exempt from publication by virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972. It is considered on balance that the public interest would not be served by publishing information at this stage as this information would undermine the Council's position in future negotiations and could risk the scheme not being able to proceed.

\* **6 TALBOT GATEWAY (CENTRAL BUSINESS DISTRICT) - DEVELOPMENT OF A FOUR STAR HOTEL AND INTERCONNECTION OF TRANSPORTATION INFRASTRUCTURE** (Pages 165 - 178)

This report and Appendix are currently exempt from publication by virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972. It is considered on balance that the public interest would not be served by publishing information at this stage as this information would undermine the Council's position in future negotiations and could risk the scheme not being able to proceed.

**Venue information:**

First floor meeting room (lift available), accessible toilets (ground floor), no-smoking building.

**Other information:**

For queries regarding this agenda please contact Lennox Beattie, Executive and Regulatory Manager, Tel: (01253) 477157, e-mail [lennox.beattie@blackpool.gov.uk](mailto:lennox.beattie@blackpool.gov.uk)

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<b>Report to:</b>	<b>EXECUTIVE</b>
<b>Relevant Officer:</b>	Steve Thompson, Director of Resources
<b>Relevant Cabinet Member:</b>	Councillor Lynn Williams, Leader of the Council
<b>Date of Meeting:</b>	16 October 2023

## **FINANCIAL PERFORMANCE MONITORING AS AT MONTH 4 2023/24 AND MEDIUM TERM FINANCIAL PLAN 2024/25 – 2026/27**

### **1.0 Purpose of the report:**

1.1 To report the level of spending and exposure against the Council’s Revenue budgets and reserves and balances for the first 4 months to 31 July 2023. The report also includes an update on the Medium Term Financial Plan 2024/25 – 2026/27.

### **2.0 Recommendation(s):**

2.1 To note the report.

2.2 To require the respective directors, Chief Executive and Director of Resources to continue to closely monitor and manage service financial and operational performances, specifically the social care services.

2.3 To prompt the Scrutiny Leadership Board to continue to independently review the financial and operational performances of Council services.

2.4 To continue to lobby central government (Department for Levelling Up, Housing and Communities, Department for Health and Social Care and Department for Education in particular) along with local authority peers and networks and the Local Government Association for the funding necessary to cope with the burdens and demands presenting as a result of exceptional inflationary pressures and demographic demands upon statutory services.

2.5 To continue to work towards target working balances of £6m by 31 March 2024 rising to £8m by 31 March 2025.

**3.0 Reasons for recommendation(s):**

3.1 To ensure financial performance against the Council’s Revenue Budget and its reserves and balances is kept under timely review by members.

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:

None.

**5.0 Council Priority:**

5.1 The relevant Council Priority is: “The economy: Maximising growth and opportunity across Blackpool”.

**6.0 Background Information**

**6.1 Introduction and Context**

Over the 13-year period 2011/12 – 2023/24 cumulative Revenue Budget savings amounting to £218.0m have been required to be made by Blackpool Council in order to balance its Revenue Budget each year. This is greater than the Council’s current annual Net Requirement Budget of £176.2m and even more starkly the compound effect over the same period amounts to nearly £1.6bn of resource that has been removed from the Blackpool economy. This reflects one of the highest reductions per head of population across local authorities in England and in an environment of growing demand upon services as befalling an authority with such recognised pockets of significant deprivation.

The principles of the Medium-Term Financial Sustainability Strategies 2016/17 - 2021/22 and 2021/22 - 2026/27 have been used to successfully keep pace with and deliver budget savings plans year after year. However, in tandem the soaring demand for child protection services and adult social care provision plus the rising costs of providing such care are still creating a burden that current levels of local taxation and Government funding struggle to meet. In addition, the financial consequences of Covid have been material (£3.16m in 2020/21 and £2.59m in 2021/22 both net of Government grants) with little prospect now of any further Government financial support.

The last 13 years have seen unprecedented volatility within local government finance: 9 years of successive central government funding cuts between 2011/12 – 2019/20 were followed by the United Kingdom’s exit from the European Union, 2 years of a global pandemic with legacy consequences and a war within the European continent whilst a promised Fair Funding Review has now been delayed by a decade. Indeed the most favourable social care grants currently receivable are based on a relative needs formula of 2013 which themselves are based on 2001 census data. This has all conspired to produce a perfect storm of labour and supply shortages, pay demands, excessive inflation, continually rising interest rates in the Bank of England’s attempt to stem the pressure and a central government funding system that is decades out of synchronisation. During this period the Council has strived to i) deliver its annual budget in line with statutory requirements; ii) maintain its reserves and balances at stable and appropriate levels that reflect the risk environment; iii) consistently fund and deliver the ambitions of successive administrations; and iv) deliver for the people of Blackpool. However, here in the present, sector experts and economic commentators cannot agree how and when these key drivers of the economy will land, which makes medium-term financial planning and financial management extremely challenging.

When the Revenue Budget for 2023/24 was approved by Council on 22 February 2023, realistic service budgets had been agreed and set, an achievable budget savings plan was in place, reasonable levels of working balances and earmarked reserves were available and the medium-term outlook was as favourable as it had been for some time with additional Government support for social care funding having been announced. However, within weeks local government employers had made a pay offer at nearly three times that provided within the Budget, non-pay inflation remained stubbornly high with June CPI at 7.9% and RPI at 10.7% though welcome reductions being seen in electricity and gas costs, the more costlier social care cases experiencing growing demand, the base rate increasing (for the 14th consecutive time in August) and inevitable consequential pressures emerging from some of the Council’s capital schemes.

- 6.2 This report sets out the summary revenue budget position for the Council and its individual directorates for the first 4 months of 2023/24, i.e. the period to 31 July 2023, together with an outlook for the remainder of the year. The report is complemented with an assessment of performance to date of balances and reserves, income collection, the Council’s latest Capital Programme and statements relating to Cash Flow Summary and Balance Sheet Summary. It also incorporates the impact of the Council’s wholly-owned companies for which the Council is parent company and underwriter.

Separate reports have been prepared for each of the Council’s core areas of responsibility:

- Appendix 2b - Chief Executive
- Appendix 2c - Governance and Partnership Services
- Appendices 2c/d - Ward Budgets
- Appendix 2e - Resources
- Appendix 2f - Communications and Regeneration
- Appendix 2g - Strategic Leisure Assets
- Appendix 2h - Growth and Prosperity
- Appendix 2i - Community and Environmental Services
- Appendix 2j - Adult Services
- Appendix 2k - Children's Services
- Appendix 2l - Public Health
- Appendix 2m - Budgets Outside the Cash Limit
- Appendix 2n - Housing Revenue Account
- Appendix 2o - Wholly-owned Companies

These incorporate summary financial statements which continue to be prepared on a full accruals basis and focus on the forecast revenue outturns for 2023/24. There is an accompanying narrative to explain any areas of significant variance from budget and to highlight any areas of potential pressure along with action plans agreed with service managers to address them.

The combined effect of the directorates' financial performances is aggregated in a summary financial statement at Appendix 2a which mirrors the Council's Revenue Budget Book. This summary allows proactive month-on-month monitoring of the Council's forecast working balances to be undertaken to ensure appropriate and prudent levels are maintained.

### 6.3 **Budget Performance**

At its meeting on 8 November 2021 the Executive approved the Medium-Term Financial Sustainability Strategy for 2021/22 to 2026/27. As part of the Strategy it was agreed that due to the current level of financial risk and volatility the roll forward of service budget under and overspends is suspended in order that finances can be managed more strategically at corporate level. The exception to this related to any underspend in respect of the scheme commitments on Ward Budgets, however because 2023/24 is an election year there will be no carry-forward in accordance with an earlier overriding Executive decision.

The full-year forecast position at this stage of 2023/24 shows a deterioration in the Council's financial standing when compared with the estimated draft unaudited position as at the close of 2022/23 which showed working balances of £2,459k. Working balances are expected to fall to a surplus of **£1,673k** by the end of 2023/24 after taking account of the budgeted transfer of £4,335k to working balances. Plans are being developed to address the in-year pressures identified in this report with



fortnightly meetings held between the Chief Executive, Director of Resources and respective directors of the more pressured services.

The Council’s Revenue Budget for 2023/24 set a target level of General Fund working balances of around £6m. It is deemed appropriate to maintain this target level of £6m for working balances for the medium term and to continue to work towards target working balances of £6m by 31 March 2024 rising to £8m by 31 March 2025.

The impacts of directorates’ revenue budget performance and progress in achieving planned savings fall upon the Council’s working balances. The main areas accounting for the month 4 forecast overspend of **£5,121k** for 2023/24 are summarised below:-

Directorate	Service	Forecast Variance £000
Children’s Services	<p>An overspend of £5,513k is forecast. The full-year impact of the Children’s Social Care pressures as at M7 2022/23 has been rightsized as part of the Corporate Medium Term Financial Plan, equating to an additional budget of £5,221k allocated in 2023/24. However, Children’s Social Care Placements is forecasting an overspend against this increased budget of £4,744k, mainly due to new-to-care placements being higher than those exiting care and the additional support required following the breakdown of high-cost placements. The actual number of residential placements as at 31<sup>st</sup> July 2023 is 76 with this forecast to reduce to 69 by 31<sup>st</sup> March 2024, whereas the plan suggested there would be 70 as at 31<sup>st</sup> July reducing to 60 by the end of March 2024. There was also an additional savings target of £1,924k, of which only £1,155k is anticipated to be met this financial year, leaving a further budget gap of £769k.</p> <p>However, the number of Children in Care continues to reduce and currently sits at 540 children. This brings Blackpool from a rate of 218 per 0-17 10,000 population to 194. The ambition is to bring ourselves in line with comparator Local Authorities over the next couple of years and we are confident that this ambition will be realised. Officers have seen this reduction as a result of reduced entry into care, and increased numbers exiting our care system. Within the cohort of Children Looked After, the Council has had a higher than national average</p>	5,513

	<p>of children in residential placements. Residential settings, for most children, are not the optimum placement and these children do not usually have the same degree of positive outcomes as children in foster placements, or family placements for example. Residential placements are costly, with unit costs rising year on year by 14.1%. We have seen movement in the numbers of residential placements, from 84 to 76 because of a focused, ongoing piece of work led by our newly recruited Head of Service for Supporting our Children. We have reviewed a number of care plans and as a result children have been moved from residential settings to settings that better meet their needs, always ensuring their safety and individual needs are at the forefront when planning.</p> <p>The service has additionally seen a reduction in agency social work staff during the last 12-18 months. In 2021/2022 the service had rates of up to 40% agency staff in some teams. A refreshed Workforce Strategy, overseen by a Workforce Board, chaired monthly by the Director of Childrens Services, has seen a reduction of agency staff to under 15% across the social care teams. The national average is now 17% and regionally the rate is much higher. The last set of regional data put Blackpool at the lowest for agency rates. Officers continue to monitor this closely in a challenging and competitive market.</p>	
Adult Services	<p>An overspend of £3,200k is forecast. Adult Commissioning Placements is forecasting an overspend of £3,284k. There are savings shortfalls of £1,012k from the proposal in which the Integrated Care Board (ICB) were expected to provide additional income of £1.6m into the Better Care Fund (BCF) and a further shortfall on Winter Pressures funding of £337K. There is a pressure of £1,130k in Supported Living due to additional packages of care along with £457k of pressures due to additional packages of short-term care linked to hospital discharge. An increased number of complex case packages have also created a pressure of £150k. £439k pressures relates to Out of Area Residential and Nursing Placements fee uplifts being significantly greater than forecast. There is a £211k pressure on Homecare whereby the current</p>	3,200

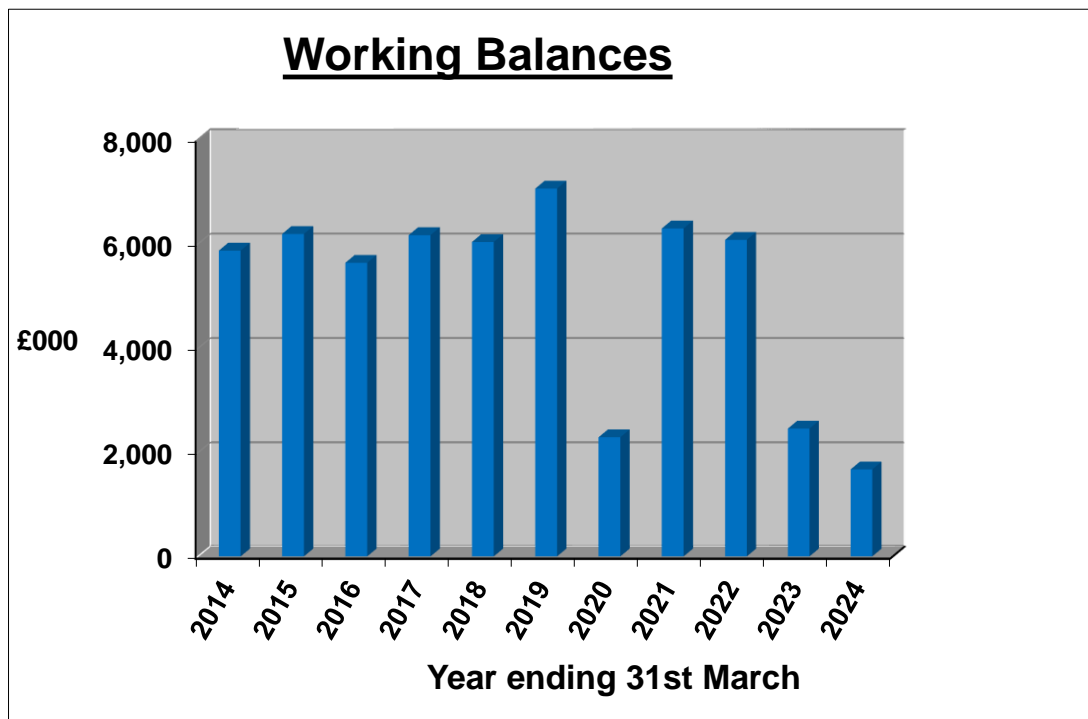
	<p>commissioned hours exceeds budget. Direct payment pressures of £150k are resulting from a forecasted reduction in claw-backs based on year-to-date actuals and increased packages. There is £602k in the forecast relating to the recently announced Market Sustainability and Improvement Fund which is being used to offset the residential/nursing top ups and Out of Area fee rates. Adult Social Care is forecasting an underspend of £74k due to a high volume of vacant positions.</p>	
Community and Environmental Services	<p>An overspend of £500k is forecast. Children's Transport Services is reporting an overspend of £500k due to a combination of increased demand pressures and historic savings targets which have not been able to be achieved. Waste Services are reporting a break-even position. There are forecast pressures within Street Cleansing and within Public Conveniences, where an inflationary uplift has been applied to the contract. Trade Waste income, however, is forecasting an increase against budget that will offset these pressures. There are pressures in other services of the Directorate but these are expected to be covered by other savings and income generation.</p>	500
Communications and Regeneration	<p>An overspend of £10k is forecast. Tourism and Communications is forecasting a pressure of £50k due to increased costs in Visit Blackpool. There are also risks around income generation as a result of the cost of living crisis and increased costs in relation to the Illuminations extension that will be quantified later in the year. Economic Development and Cultural Services is currently forecasting an underspend of £40k due to vacant posts.</p>	10
Strategic Leisure Assets	<p>Strategic Leisure Assets is forecasting an underspend of £854k. In accordance with the original decision for this programme by the Executive on 7<sup>th</sup> February 2011 any under or overspend on Strategic Leisure Assets will be transferred to an Earmarked Reserve. The cumulative deficit as at March 2022/23 was £10,690k. In 2023/24 a transfer of £1,420k has been made to Contributions to Reserves reducing this deficit balance to £9,270k. This transfer is in line with the budget. The above underspend will further reduce this deficit to £8,416k. The latest Leisure Assets medium-term financial plan currently expects the service to break-even, in-year, from 2023/24 and cumulatively by 2034/35.</p>	Nil

Growth and Prosperity	An underspend of £3,600k is forecast. This is due to the expectation of proceeds raised from the current work programme exceeding costs including prudential borrowing. The Executive at its meeting on 8 <sup>th</sup> November 2021 agreed to the approach to transition out the Growth and Prosperity net revenue budget target over a 2-year period, 2022/23-23/24, with any proceeds subsequently realised from the existing work programme being directed to bolstering reserves and any new proceeds being retained by Growth and Prosperity for re-investment. This surplus will be transferred to Earmarked Reserves to go against the current balance. The cumulative deficit as at March 2022/23 was £10,125k and it is therefore expected that the balance at the end of 2023/24 will be £6,525k.	Nil
Public Health	A break-even position is forecast. The Public Health Directorate is forecasting spending the full grant of £19,858,394 in the financial year to March 2024.	Nil
Governance and Partnership Services	An underspend of £19k is forecast. Corporate Legal Services is forecasting a £43k overspend due to additional staffing costs. Information Governance is forecasting an underspend of £37k due to increased income and a release of reserves that is now deemed as no longer required and Life Events is forecasting an underspend of £25k due to staff turnover.	(19)
Resources	An underspend of £153k is forecast. Savings across the Directorate relate to staff vacancies, additional income from increased rents, new leases, HMRC, other income generation opportunities and the receipt of New Burdens funding for the Covid-19 business support grant post-assurance work.	(153)
Chief Executive	An underspend of £200k is forecast due to a release of reserves that are now deemed as no longer required.	(200)
Contingencies and Reserves	The original Contingencies Cash Limited Budget was £7,722k. Movements out of Contingencies since the beginning of the financial year have been reflected in services' Cash Limited Budgets. Services will be experiencing both pay and non-pay pressures during the	(1,711)

	<p>year. The cost of the pending pay award (based on the initial pay offer which has been rejected) is estimated at £4,829k compared to the provision in Contingencies for a 2% pay award of £1,686k resulting in an initial pressure of £3,143k. However, energy is currently forecast to cost £5,542k compared to the provision in Contingences of £8,699k resulting in a saving of £3,157k. Adult Services have updated the Adults Reserve forecast and this is reflected in the Reserve tables below. This has also improved the Contingencies position by £1,000k. There is an additional Public Health saving of £200k and a Business Rate refund relating to Central Car Park of £505k. There is a pressure of £8k relating to New Homes Bonus which is contra to the underspend in 'Budgets Outside the Cash Limit'. The overall net impact is therefore an underspend of £1,711k.</p>	
<p>Budgets Outside the Cash Limit</p>	<p>An underspend of £2,019k is forecast. Treasury Management is forecasting an underspend of £1,574k, which includes £2,184k of prudential recharges to services and means that the £150k savings target will be met in 2023/24 and an increase in Interest received from investments providing additional income of £152k. Offset against this is £697k pressure relating to higher interest rates on temporary borrowing and a reduction in the interest charge to the Housing Revenue Account as less borrowing is required in 2023/24 than originally budgeted. However, interest rates are predicated to increase further over the duration of the financial year and these increases are likely to have a negative impact on the current position of the service. The Council is currently using 50:50 temporary and long-term borrowing to finance prudentially-funded capital expenditure and this gearing is under continual review by the Treasury Management Panel. The Business Loans Fund has a savings target of £154k and is forecasting a surplus of £402k as new business loans have been awarded at a higher repayment rates than originally forecast for 2023/24. Following a review of the Minimum Revenue Provision (MRP), which was approved by the Executive on 8 February 2021, a saving of £5,158k has been released in 2023/24. Subsidiary Companies is forecasting a £35k saving due to reduction in charges, mainly relating to debt management and New Homes</p>	<p>(2,019)</p>

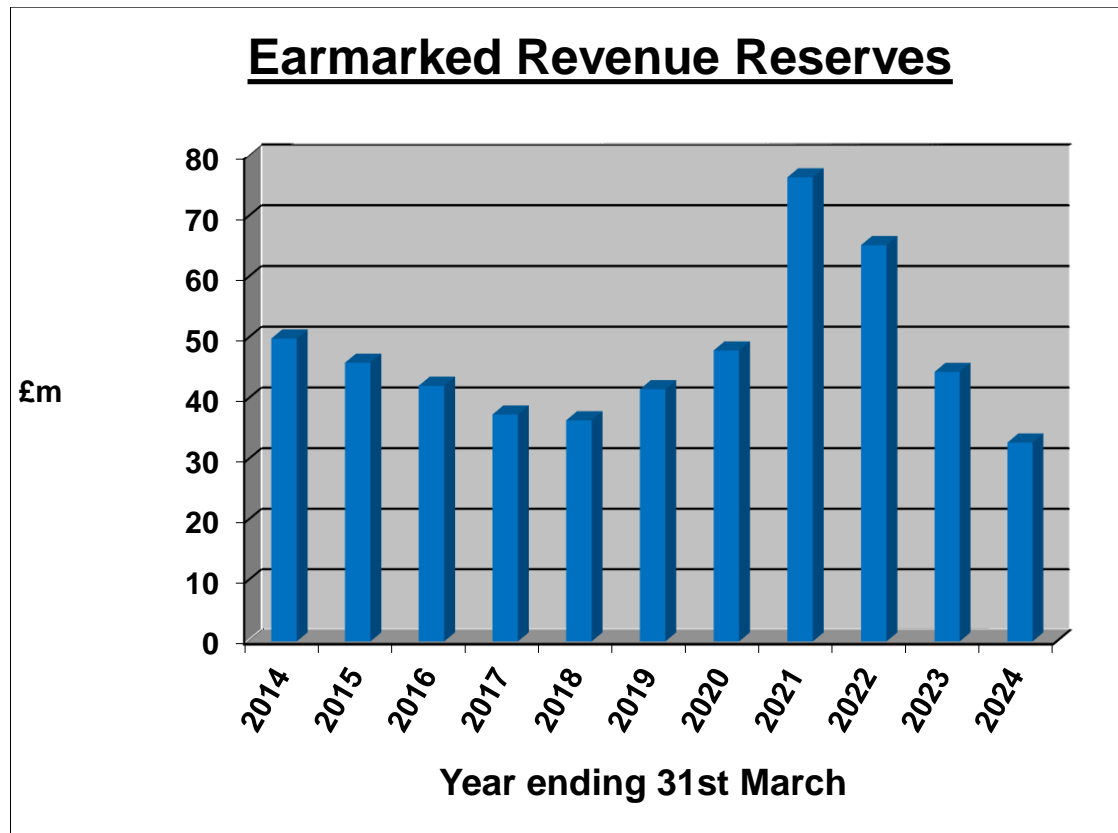
	Bonus is forecasting an underspend of £8k and this is offset by an equivalent sum in contingencies. All other services within the Budgets Outside the Cash Limit are forecasting no in-year pressures in 2023/24. Although Parking Services is currently forecasting a break-even position, this will depend on the impact of the cost of living crisis, the quality of the holiday season and the availability of parking due to regenerational projects within the town.	
<b>Total</b>		<b>5,121</b>

The graph below shows the stark impact on the level of Council working balances in year together with the last 10 years' year-end balances for comparison:



Whilst the Council maintains working balances to address any in-year volatilities, it also maintains a number of Earmarked Revenue Reserves (ERR) for such longer-term commitments as future Private Finance Initiative payments, uncertainties within the Localised Business Rate system and self-insured risks

and insurance excesses. In order to present a complete picture of the Council's financial standing an equivalent graph to that of working balances, including a projection to 31<sup>st</sup> March 2024, is shown below:



Provisional Available Earmarked Reserves	£m
Provisional Balance at 1 April 2023	44.511
Less: Savings target	(9.946)
Add: Contributions to Reserves on Council Tax summary	2.136
Add: Growth and Prosperity Reserve	3.600
Add: Strategic Leisure Assets Underspend	0.854
Less: Savings targets in services to be transferred from reserves	(0.440)
Less: Balance on contributions to/from reserves budget	(3.156)
Less: Estimated other movements in 2023/24	<u>(4.675)</u>
<b>Forecast Available Earmarked Revenue Reserves as at 31st March 2024</b>	<b><u>32.884</u></b>

## 6.4 Budget Savings

Appendix 2p comprises a summary schedule showing the progress made by directorates in achieving their revenue budget savings targets for 2023/24 which total £23,395k. As at 31<sup>st</sup> July 2023 61% of the 2023/24 recurrent savings target has been delivered. The full-year forecast predicts that 91% will be achieved by the year-end. Currently 45% of the saving has been found recurrently.

## 6.5 Collection Rates

### Council Tax

Being the most deprived local authority in England per the Office for National Statistics, collection of Council Tax is a challenge but 2022/23 saw an improvement in collection rate to 5<sup>th</sup> lowest and this progress has continued with the amount collected for Council Tax (excluding Police and Fire precepts) being £23.4m and the collection rate **33.7%** at the end of month 4. This compares to £21.7m and 33.3% at the same point in 2022/23. The amount collected has risen by £1.7m, which is mainly due to increases in both the Council Tax rate and base.

In the light of the reductions in discount and the introduction of the Local Council Tax Reduction Scheme the target collection rate is still 97.5% over a 4-year collection period as approved on 31 January 2023 as part of the setting of the Council Tax Base for 2023/24.

### Council Tax Reduction Scheme (CTRS)

The Council Tax Reduction Scheme was introduced on 1<sup>st</sup> April 2013. It is approved annually to ensure that a local Council Tax Reduction Scheme is in place by the start of the following financial year thereby avoiding the financial risks associated with the Government imposing a default scheme. The current 2023/24 Scheme was approved by the Executive on 23<sup>rd</sup> January 2023 to ensure that Council Tax support is available to the working aged and pensioners based upon a means test.

At the end of month 4 the amount collected (excluding Police and Fire precepts) in respect of the Council Tax Reduction Scheme and Council Tax for those who have to pay CTRS either for the first time or in addition to a proportion of their Council Tax was £0.88m and the collection rate was **25.0%**. This compares to £0.98m and 23.7% at the same point in 2022/23.

The likely impact for 2023/24 is that the underlying rate of collection of Council Tax Reduction Scheme will be under similar pressure to 2022/23 due to accumulated arrears, limits on the amount that can be recovered from Attachment of Benefits and the impact of the cost of living crisis on disposable household income.



## Business Rates

Prior to 1 April 2013 Business Rate income was collected by billing authorities on behalf of central government and then redistributed among all local authorities and police authorities as part of Formula Grant. Since then the income relating to Blackpool is shared between central government (50%), the Council (49%) and the Fire Authority (1%) other than for an intermittent period when Blackpool Council participated in a Lancashire-wide pooling arrangement.

During 2022/23 Blackpool's collection rate rose significantly from 21<sup>st</sup> lowest in England to 32<sup>nd</sup> lowest and this progress has continued with the amount collected for Business Rates being £13.4m and the collection rate **35.7%** at the end of month 4. This compares to £15.0m and 34.9% at the same point in 2022/23. 2022/23 excludes the s31 Extended Retail/Nurseries, etc. relief provided by central government which reduced to 50% in 2022/23. This will have a slight impact on future collection rates.

From April 2014 Business Ratepayers have been entitled to elect to pay by 12 monthly instalments instead of over 10 months which has allowed businesses more time to pay.

In the 4 months to the end of July 2023 - 147 business rate summonses were issued.

## 6.6 Capital Monitoring Performance

All active capital schemes have been included within Appendix 2q. The purpose is to present the overall position of capital spend. The schemes are shown individually where total scheme budget is greater than £500k and grouped as "other schemes" otherwise. As in previous financial years, the emphasis regarding capital monitoring will be on scheme variance rather than in-year progress since many schemes cross financial years such as the major housing developments. Therefore, some degree of flexibility for the management of slippage is necessary in order to balance the overall capital programme each year to the funding allocations available.

The report includes the capital programme as approved by the Executive on 6th February 2023. The month 4 report includes this data for comparative purposes. Future reports may show further changes in the Capital Programme, representing schemes that were approved after submission of the 2023/24 capital programme.

The economic climate remains challenging. High inflation, rising interest rates, supply chain issues (particularly in relation to steel) and a lack of labour are leading to increased costs, primarily on capital schemes that are likely to span a number of years. An ongoing review of capital schemes is therefore being undertaken to establish any schemes where approved budgets may become insufficient and potential overspendings identified. Therefore, in tandem an asset disposal plan is

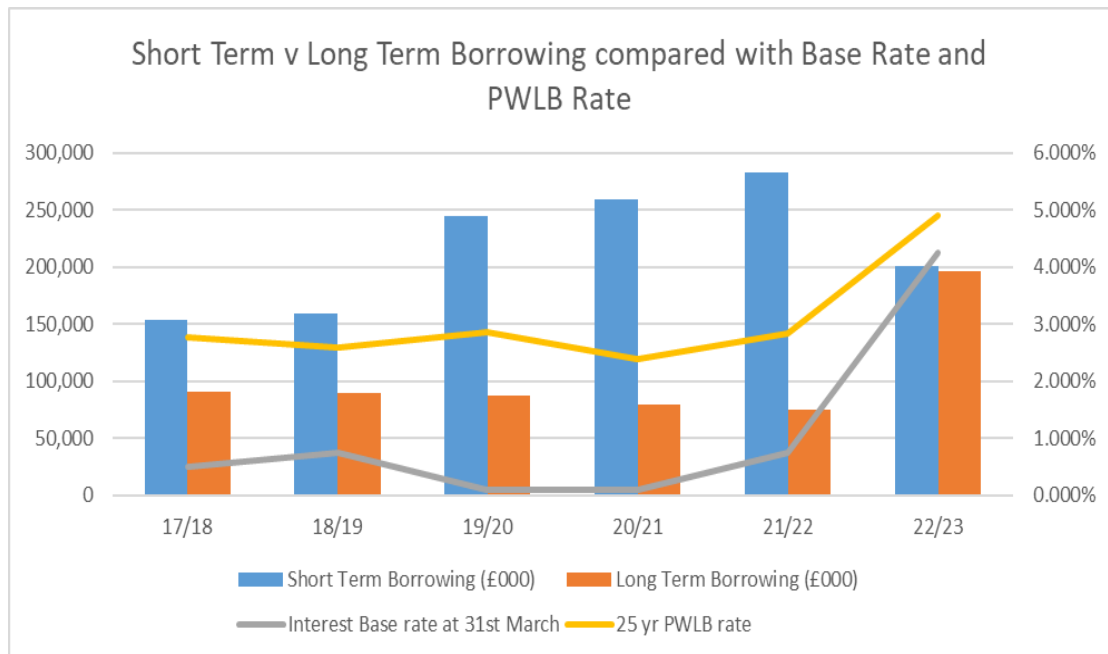
being developed to generate capital receipts that may be applied to offset any such pressures. In some cases where appropriate, legal challenge/adjudication will be considered to redress the position. Where uncertainties of outcomes (adverse or favourable) still exist, scheme forecast variances are shown as break-even but highlighted as amber.

### 6.7 Summary Cash Flow Statement

As part of the reporting format for this financial year a summary cash flow statement is included at Appendix 2r. This provides a comparison of the actual cash receipts and payments compared to forecast for 2023/24.

During the first 4 months of the year the Council’s net cashflow has resulted in fluctuations in short-term net investment/borrowing balances due to the receipt of up-front grant income in this financial year. The Council fixed £125m of temporary loans in August 2022 at around 3.0%, which resulted in an increase in investment balances and over the next few months short-term borrowing will be repaid using the fixed-term borrowing taken.

The graph below demonstrate the changes in the profile of the Council’s borrowings over the last 6 years. It shows that Council borrowing has increased from less than £250m at the end of 2017/18 to nearly £400m at the end of 2022/23. The profile of this borrowing has also changed as we now have a 50:50 split between long-term and short-term borrowing as interest rates have rapidly risen with uncertainties on where they will land and with consequences of increased borrowing costs.



## 6.8 Summary Balance Sheet

In order to provide a complete picture of the Council's financial performance Appendix 2s provides a snapshot of the General Fund balance sheet as at the end of month 4. The key areas of focus are any significant movements in debtors, cash and cash equivalents, bank overdraft and creditors as these impact upon the Council's performance in the critical areas of debt recovery, treasury management and Public Sector Payment Policy.

The balance sheet has been prepared under International Financial Reporting Standards (IFRS/IASs). Each year an accounting adjustment under IAS 19 is made for the value of the pension fund at year-end. In 2022/23, for the first time, this produced a pension asset rather than a pension liability. Based on the latest advice from the Pension Fund the Council has not recognised the pension asset. However this is currently under review and therefore the figure is subject to change. Any change will also affect the unusable reserves. Usable reserves include unallocated General Fund reserves and revenue reserves. Unusable reserves are those that the Council is not able to use to provide services. This category includes reserves that hold unrealised gains and losses (for example the Revaluation Reserve), where amounts would only become available to provide services if the assets were sold.

Due to statutory changes regarding the accounting treatment of infrastructure assets which were approved in Parliament in late November 2022, the 2020/21 and 2021/22 accounts have not yet been signed off by the Council's external auditor. The audits are still ongoing and as soon as they are completed the 2022/23 balance sheet may require amendment, therefore the figures should be treated as draft.

Over the 4-month period there has been an increase in Property, Plant and Equipment of £25.7m due to capital expenditure which is in line with the Council's approved capital programme for 2023/24. Short-term borrowing has reduced by £18.3m due to the timing of capital and revenue grants.

## 6.9 Medium-Term Financial Plan Update and Earmarked Reserves Forecast

The 6-year Medium-Term Financial Sustainability Strategy (MTFSS) covering 2021/22 – 2026/27 was approved by the Executive on 8th November 2021 and whilst the principles still stand the current economic climate has had a significant impact on the supporting Medium Term Financial Plan (MTFP).

Officers are meeting regularly to review and continuously update the Medium Term Financial Plan and the Corporate Leadership Team are meeting on 26 September 2023 and fortnightly thereafter as part of the budget planning process for 2024/25. An updated position will be reported to a future Executive as part of the financial

monitoring, but a latest indication of future Budget gaps based on current information is given below:

Medium Term Financial Plan v1.4		
2024/25	Budget Gap	2026/27
£m	2025/26	£m
	£m	£m
<b>22.8</b>	<b>7.3</b>	<b>7.9</b>

As part of this budget planning process which consolidates the individual MTFPs of the Children’s, Adult and Growth and Prosperity services, a detailed exercise has also been undertaken on their consequences upon Earmarked Revenue Reserves to check the validity of amounts held and a forecast of when funds will be drawn down over the same period as the latest MTFSS. A summary table is shown below :

Reserves Summary						
Directorate	Draft 31/03/22	Est Balance 31/03/23	Est Balance 31/03/24	Est Balance 31/03/25	Est Balance 31/03/26	Est Balance 31/03/27
	£m	£m	£m	£m	£m	£m
<b>Total</b>	<b>(65.4)</b>	<b>(44.5)</b>	<b>(32.9)</b>	<b>(29.1)</b>	<b>(30.5)</b>	<b>(32.8)</b>

In addition to General Fund Earmarked Revenue Reserves the Council Holds a Dedicated Schools Grant (DSG) Reserve to manage the Schools, High Needs and Early Years Blocks of grant. Under a Statutory Override to 2025/26 this reserve is maintained separately from the Council’s portfolio of revenue reserves as many local authorities are in significant deficit and their consolidation could tip their overall financial standing into deficit. In Blackpool’s case the DSG Reserve stood at a deficit of £2,784k as at 31/03/23 but with the support of the Department for Education’s Safety Valve Programme this reserve is planned to return to surplus in 2024/25.

A further reserve to note is the Council’s Housing Revenue Account (Appendix 2n), a ringfenced account for the management and maintenance of the Council’s housing stock. As at 31 March 2023 this reserve was at a level of £1,721k and is forecast to be £1,323k at the end of the financial year; still ahead of its minimum agreed level of £1m.

## 6.10 Central Government Monitoring and Oversight

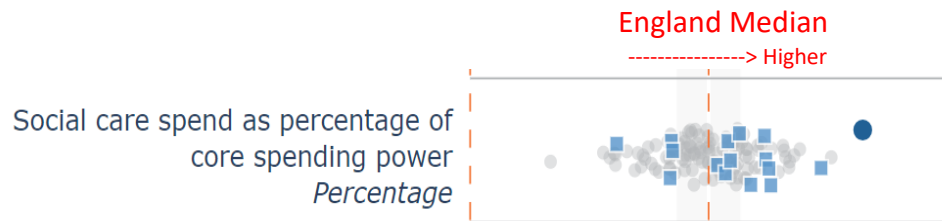
Local government finance is clearly in a fragile and precarious position. There are at least 25 local authorities who have been outed in the media recently for challenges with their financial standing and there are many others who are known to be struggling. In addition, 8 have already filed Section 114 (s114) Notices. Councils are required by law to have balanced budgets. The issuing of a s114 notice stops all but

essential spending, making sure that vital services can continue to be provided to the most vulnerable residents. External oversight exists via periodic Local Government Association peer reviews and CIPFA financial healthchecks but local public audit has been unable to keep up the pace with 504 external audits outstanding in England between 2015/16-2021/22 at the last count. On top of this central government does require 29 financial monitoring returns from local authorities each year.

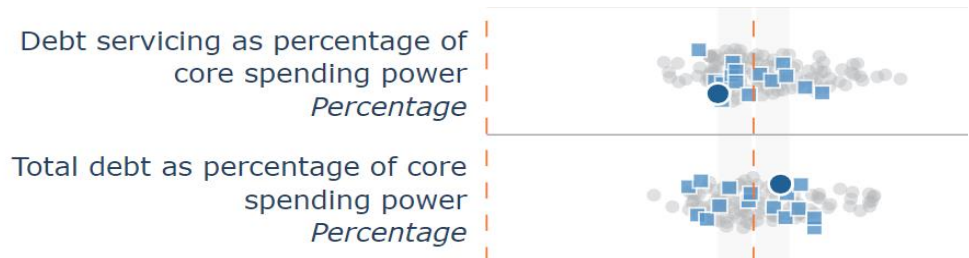
As a result of this perilous climate the Department for Levelling Up, Housing and Communities launched the Office for Local Government (Oflog) in July this year, whose purpose is to increase transparency, foster accountability and use data to further improve performance and help identify problems at an earlier stage. Using most recent financial data from the 2021/22 Revenue Outturn (RO) returns, Oflog has published benchmarking data for local authorities against others and particularly nearest neighbours. These can be found within the following link:

[Local Authority Data Explorer - DLUHC Data Dashboards](#)

As an example of what is available and relevant, the following dashboard shows Blackpool's social care spend as a percentage of its core spending power which unsurprisingly is in the highest quartile as would be expected for a local authority with such deprivation and demand. The blue circle is Blackpool, blue squares are Blackpool's statistical neighbours and the grey circles are all other local authorities:



Again, unsurprisingly the level of debt reflecting the magnitude of the generational programme of capital investment is above the median though not significantly, whilst the debt financing is below the median illustrating effective treasury management:



Officers will endeavour to employ this tool in future monthly financial monitoring reports.

#### 6.11 Conclusions and Recommendations

The Council's Revenue Budget for 2023/24 set a target level of General Fund working balances of around £6m. However, given the current economic climate it is recommended that work continues towards target working balances of £6m by 31st March 2024 rising to £8m by 31 March 2025. Earmarked revenue reserves at the start of the financial year stood at £44.5m, though with known in-year commitments against this the balance will fall to an estimated £32.9m by the end of the year. This should still be sufficient to underwrite the current year's financial risks with a financial plan in place for the Council's wholly-owned companies (ref. Appendix 2o).

If the 2023/24 forecast position became the actual outturn, then in accordance with the Council's Financial Procedure Rules within its Constitution the forecast revenue outturn 2023/24 within this report contravenes both of the two specific conditions that excess spending does not:

1. exceed 1% (= £5m) of the authority's total gross revenue expenditure; or
2. have the effect of reducing the authority's Working Balances below 50% of their normal target level (= £3m).

However, these are still unprecedented times for the whole of the local government sector and in the context of relatively healthy levels of Earmarked Revenue Reserves and with 8 months of the financial year still remaining officers are working continuously to improve the position - revised service and financial plans are being developed including the review of technical accounting treatments, a continuing policy of freezing non-essential spend, a robust approach at weekly Resourcing Panel meetings to only allow the filling of critical vacant posts and the prospective redesignation of earmarked reserves should they need to be used.

6.12 Does the information submitted include any exempt information? No

#### 7.0 List of Appendices:

Appendix 2a - Revenue Summary

Appendix 2b - Chief Executive  
Appendix 2c - Governance and Partnership Services  
Appendices 2c/d - Ward Budgets  
Appendix 2e - Resources  
Appendix 2f - Communications and Regeneration  
Appendix 2g - Strategic Leisure Assets  
Appendix 2h - Growth and Prosperity  
Appendix 2i - Community and Environmental Services  
Appendix 2j - Adult Services  
Appendix 2k - Children's Services  
Appendix 2l - Public Health  
Appendix 2m - Budgets Outside the Cash Limit  
Appendix 2n - Housing Revenue Account  
Appendix 2o - Wholly-owned companies  
Appendix 2p - Budget Savings performance  
Appendix 2q - Capital Monitoring  
Appendix 2r - Cash Flow Summary  
Appendix 2s - General Fund Balance Sheet Summary

**8.0 Financial considerations:**

8.1 As outlined in this report and appendices.

**9.0 Legal considerations:**

9.1 None.

**10.0 Risk management considerations:**

10.1 Impact of financial performance against approved Revenue budgets and upon Council reserves and balances.

**11.0 Equalities considerations and the impact of this decision for our children and young people:**

11.1 An Equalities Impact Assessment was produced as a part of the budget-setting process and remains relevant.

**12.0 Sustainability, climate change and environmental considerations:**

12.1 None directly from this report.

**13.0 Internal/ External Consultation undertaken:**

13.1 None.

**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? N/A

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

**19.0 Summary of Discussion:**

19.1



**20.0 Executive decision:**

20.1

**21.0 Date of Decision:**

21.1

**22.0 Reason(s) for decision:**

22.1

**23.0 Date Decision published:**

23.1

**24.0 Alternative Options Considered and Rejected:**

24.1

**25.0 Executive Members present:**

25.1

**26.0 Call-in:**

26.1

**27.0 Notes:**

27.1

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## Blackpool Council

## Revenue summary - budget, actual and forecast:

BLACKPOOL COUNCIL							
FORECAST GENERAL FUND POSITION AS AT 31 MARCH 2024							
SUMMARY							
APP.	GENERAL FUND NET REQUIREMENTS	BUDGET	EXPENDITURE			VARIANCE	2022/23 (UNDER)/OVER SPEND B/FWD £000
		ADJUSTED CASH LIMITED BUDGET £000	EXPENDITURE APR - JUL £000	2023/24 PROJECTED SPEND £000	FORECAST OUTTURN £000	F/CAST FULL YEAR VAR. (UNDER) / OVER £000	
2(b)	CHIEF EXECUTIVE	1,537	3,804	(2,467)	1,337	(200)	-
2(c)	GOVERNANCE & PARTNERSHIP SERVICES	1,985	222	1,744	1,966	(19)	-
2(c/d)	WARD BUDGETS	269	(67)	336	269	-	-
2(e)	RESOURCES	2,419	(6,259)	8,525	2,266	(153)	-
2(f)	COMMUNICATIONS AND REGENERATION	4,085	2,343	1,752	4,095	10	-
2(g)	STRATEGIC LEISURE ASSETS	2,625	278	1,493	1,771	(854)	-
	STRATEGIC LEISURE ASSETS - TRANSFER TO/(FROM) RESERVES	-	-	854	854	854	-
2(h)	GROWTH & PROSPERITY	(5,879)	1,897	(11,376)	(9,479)	(3,600)	-
	GROWTH & PROSPERITY - TRANSFER TO/(FROM) RESERVES	-	-	3,600	3,600	3,600	-
2(i)	COMMUNITY & ENVIRONMENTAL SERVICES	53,274	6,647	47,127	53,774	500	-
2(j)	ADULT SERVICES	63,968	19,826	47,342	67,168	3,200	-
2(k)	CHILDREN'S SERVICES	68,316	15,312	58,517	73,829	5,513	-
2(l)	PUBLIC HEALTH	3	(16,822)	16,825	3	-	-
2(m)	BUDGETS OUTSIDE THE CASH LIMIT	13,743	(2,143)	13,867	11,724	(2,019)	-
	CAPITAL CHARGES	(30,008)	(10,003)	(20,005)	(30,008)	-	-
	<b>NET COST OF SERVICES:</b>	<b>176,337</b>	<b>15,035</b>	<b>168,134</b>	<b>183,169</b>	<b>6,832</b>	-
	CONTRIBUTIONS:						
	- TO / (FROM) RESERVES	(13,102)	(8,526)	(4,576)	(13,102)	-	
	- REVENUE CONSEQUENCES OF CAPITAL OUTLAY	500	-	500	500	-	
	CONTINGENCIES	7,691	(438)	6,418	5,980	(1,711)	
	LEVIES	457	74	383	457	-	
	<b>CONTRIBUTIONS, etc.</b>	<b>(4,454)</b>	<b>(8,890)</b>	<b>2,725</b>	<b>(6,165)</b>	<b>(1,711)</b>	
	<b>TOTAL NET EXPENDITURE TO BE MET FROM PUBLIC FUNDS</b>	<b>171,883</b>	<b>6,145</b>	<b>170,859</b>	<b>177,004</b>	<b>5,121</b>	
	ADDED TO/(TAKEN FROM) BALANCES	4,335	-	(786)	(786)	(5,121)	
	<b>NET REQUIREMENT AFTER WORKING BALANCES</b>	<b>176,218</b>	<b>6,145</b>	<b>170,073</b>	<b>176,218</b>	<b>-</b>	
<b>GENERAL BALANCES AS AT 1st APRIL 2023 PER UNAUDITED STATEMENT OF ACCOUNTS 2022/23</b>							<b>2,459</b>
Budgeted In-year (reduction in) / addition to General Fund Working Balances							4,335
							<b>6,794</b>
Forecast In-year (reduction in) / addition to General Fund Working Balances							(5,121)
<b>ESTIMATED UNEARMARKED WORKING BALANCES AS AT 31st MARCH 2024</b>							<b>1,673</b>

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## Blackpool Council - Chief Executive

### Revenue summary - budget, actual and forecast:

FUNCTIONS OF THE SERVICE	BUDGET	EXPENDITURE			VARIANCE	2022/23 (UNDER)/OVER SPEND B/FWD £000
	ADJUSTED CASH LIMITED BUDGET £000	EXPENDITURE APR - JUL £000	PROJECTED SPEND £000	FORECAST OUTTURN £000	F/CAST FULL YEAR VAR. (UNDER) / OVER £000	
<b>CHIEF EXECUTIVE</b>						
<b>NET EXPENDITURE</b>						
CHIEF EXECUTIVE	620	277	343	620	-	-
HUMAN RESOURCES, ORGANISATION AND WORKFORCE DEVELOPMENT	(7)	(1,104)	1,097	(7)	-	-
<b>CHIEF EXECUTIVE TOTAL</b>	<b>613</b>	<b>(827)</b>	<b>1,440</b>	<b>613</b>	<b>-</b>	<b>-</b>
CORPORATE DELIVERY UNIT	(9)	(1,795)	1,586	(209)	(200)	-
HOUSING	933	6,426	(5,493)	933	-	-
<b>ASSISTANT CHIEF EXECUTIVE</b>	<b>924</b>	<b>4,631</b>	<b>(3,907)</b>	<b>724</b>	<b>(200)</b>	<b>-</b>
<b>TOTALS</b>	<b>1,537</b>	<b>3,804</b>	<b>(2,467)</b>	<b>1,337</b>	<b>(200)</b>	<b>-</b>

### Commentary on the key issues:

#### Directorate Summary - basis

The Revenue summary (above) lists the outturn projection for each individual service within the Chief Executive's Directorate against their respective, currently approved, revenue budget. Forecast outturns are based upon actual financial performance for the first 4 months of 2023/24 together with predictions of performance, anticipated pressures and efficiencies in the remainder of the financial year.

#### Chief Executive

This service is currently forecasting a break-even position.

#### Human Resources, Organisation and Workforce Development

This service is currently forecasting a break-even position.

#### Corporate Delivery Unit

This service is currently forecasting a £200k underspend due to the release of a reserve now deemed as no longer required.

#### Housing

This service is currently forecasting a break-even position.

**Budget Holder – Mr N Jack, Chief Executive**

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## Blackpool Council – Governance and Partnership Services

### Revenue summary - budget, actual and forecast:

FUNCTIONS OF THE SERVICE	BUDGET	EXPENDITURE			VARIANCE	2022/23 (UNDER)/OVER SPEND B/FWD £000
	2023/24					
	ADJUSTED CASH LIMITED BUDGET £000	EXPENDITURE APR - JUL £000	PROJECTED SPEND £000	FORECAST OUTTURN £000	F/CAST FULL YEAR VAR. (UNDER) / OVER £000	
<b>GOVERNANCE &amp; PARTNERSHIP SERVICES</b>						
<b>NET EXPENDITURE</b>						
DEMOCRATIC GOVERNANCE	2,358	1,345	1,013	2,358	-	-
CORPORATE LEGAL SERVICES	(59)	(1,196)	1,180	(16)	43	-
INFORMATION GOVERNANCE	78	(206)	247	41	(37)	-
LIFE EVENTS	(392)	279	(696)	(417)	(25)	-
<b>GOVERNANCE &amp; PARTNERSHIP SERVICES</b>	<b>1,985</b>	<b>222</b>	<b>1,744</b>	<b>1,966</b>	<b>(19)</b>	<b>-</b>
WARDS	269	(67)	336	269	-	-
<b>TOTALS</b>	<b>2,254</b>	<b>155</b>	<b>2,080</b>	<b>2,235</b>	<b>(19)</b>	<b>-</b>

### Commentary on the key issues:

#### Directorate Summary - basis

The Revenue summary (above) lists the outturn projection for each individual service within Governance and Partnership Services against their respective, currently approved, revenue budget. Forecast outturns are based upon actual financial performance for the first 4 months of 2023/24 together with predictions of performance, anticipated pressures and efficiencies in the remainder of the financial year, all of which have been agreed with the head of service.

#### Democratic Governance Service

The Democratic Governance Service is currently forecasting a break-even position.

#### Corporate Legal Services

This service is forecasting a £43k overspend due to additional staffing costs.

#### Information Governance

This service is forecasting an underspend of £37k due to increased income and a release of reserves that is now deemed as no longer required.

#### Life Events

This service is forecasting an underspend of £25k due to staff turnover.

#### Ward Budgets

Ward budgets are expected to break-even in 2023/24.

Budget Holder - Mr M Towers, Director of Governance and Partnership Services.



**Blackpool Council**  
**Ward Budgets**  
**2023/24**  
**Month 4**

## Wards

Ward	Councillors	Total No. of Requisitions Submitted	No. of Requisitions Approved	No. Awaiting Approval	Total No. of Requisitions Completed	Total 2023-24 Budget	2023-24 Budget Committed to Approved Schemes	Remaining 2023-24 Budget
Anchorsholme Ward 61008/61030	Cllr. Galley Cllr. Cooper	0 0	0 0	0 0	0 0	£7,000.00 £7,000.00	£0.00 £0.00	£7,000.00 £7,000.00
Bispham Ward 61009/61031	Cllr. Warne Cllr. Wilshaw	0 0	0 0	0 0	0 0	£7,000.00 £7,000.00	£0.00 £0.00	£7,000.00 £7,000.00
Bloomfield Ward 61010/61032	Cllr. Fenlon Cllr. Hobson	0 3	0 3	0 0	0 3	£7,000.00 £7,000.00	£0.00 £1,031.00	£7,000.00 £5,969.00
Brunswick Ward 61011/61033	Cllr. Marshall Cllr. Thomas	1 1	1 1	0 0	0 0	£7,000.00 £7,000.00	£315.42 £382.35	£6,684.58 £6,617.65
Claremont Ward 61012/61034	Cllr. Taylor Cllr. L Williams	3 3	3 3	0 0	2 2	£7,000.00 £7,000.00	£2,879.43 £2,879.43	£4,120.57 £4,120.57
Clifton Ward 61013/61035	Cllr. Burdess Cllr. Humphries	4 4	4 4	0 0	2 2	£7,000.00 £7,000.00	£2,288.17 £2,308.16	£4,711.83 £4,691.84
Greenlands Ward 61014/61036	Cllr. Flanagan Cllr. Jones	0 0	0 0	0 0	0 0	£7,000.00 £7,000.00	£0.00 £0.00	£7,000.00 £7,000.00
Hawes Side Ward 61015/61037	Cllr. N Brookes Cllr. Critchley	1 1	1 1	0 0	0 0	£7,000.00 £7,000.00	£100.00 £99.00	£6,900.00 £6,901.00
Highfield Ward 61016/61038	Cllr. Hunter Cllr. B Mitchell	1 0	1 0	0 0	0 0	£7,000.00 £7,000.00	£144.00 £0.00	£6,856.00 £7,000.00
Ingthorpe Ward 61017/61039	Cllr. Bamborough MBE Cllr. Farrell	0 1	0 1	0 0	0 1	£7,000.00 £7,000.00	£0.00 £100.00	£7,000.00 £6,900.00
Layton Ward 61018/61040	Cllr. Benson Cllr. Boughton	4 4	4 4	0 0	2 1	£7,000.00 £7,000.00	£917.56 £917.55	£6,082.44 £6,082.45
Marston Ward 61019/61041	Cllr. S Brookes Cllr. S Smith	0 0	0 0	0 0	0 0	£7,000.00 £7,000.00	£0.00 £0.00	£7,000.00 £7,000.00
Norbreck Ward 61020/61043	Cllr. Ellison Cllr. Sloman	0 0	0 0	0 0	0 0	£7,000.00 £7,000.00	£0.00 £0.00	£7,000.00 £7,000.00
Park Ward 61021/61044	Cllr. Campbell Cllr. Hoyle	0 0	0 0	0 0	0 0	£7,000.00 £7,000.00	£0.00 £0.00	£7,000.00 £7,000.00
Squires Gate Ward 61022/61045	Cllr. C Mitchell MBE Cllr. Walsh	0 0	0 0	0 0	0 0	£7,000.00 £7,000.00	£0.00 £0.00	£7,000.00 £7,000.00
Stanley Ward 61023/61046	Cllr. Baker Cllr. Roberts	0 0	0 0	0 0	0 0	£7,000.00 £7,000.00	£0.00 £0.00	£7,000.00 £7,000.00
Talbot Ward 61024/61046	Cllr. Hugo Cllr. M Smith	3 3	3 3	0 0	2 2	£7,000.00 £7,000.00	£620.38 £620.37	£6,379.62 £6,379.63
Tyldesley Ward 61025/61047	Cllr. Roe Cllr. Webb	0 0	0 0	0 0	0 0	£7,000.00 £7,000.00	£0.00 £0.00	£7,000.00 £7,000.00
Victoria Ward 61026/61048	Cllr. Jackson Cllr. P Brookes	0 0	0 0	0 0	0 0	£7,000.00 £7,000.00	£0.00 £0.00	£7,000.00 £7,000.00
Warbreck Ward 61027/61049	Cllr. D Scott Cllr. Mrs M Scott	3 3	3 3	0 0	3 3	£7,000.00 £7,000.00	£1,272.50 £1,272.50	£5,727.50 £5,727.50
Waterloo Ward 61028/61050	Cllr. Cartmell Cllr. D Mitchell MBE	0 0	0 0	0 0	0 0	£7,000.00 £7,000.00	£0.00 £0.00	£7,000.00 £7,000.00

<b>Ward Totals</b>	<b>43</b>	<b>43</b>	<b>0</b>	<b>25</b>	<b>£294,000.00</b>	<b>£18,147.82</b>	<b>£275,852.18</b>
<b>Unallocated Budget</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(£25,000.00)</b>	<b>£0.00</b>	<b>(£25,000.00)</b>
<b>Income Budget</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>
<b>Area Ward Totals</b>	<b>43</b>	<b>43</b>	<b>0</b>	<b>25</b>	<b>£269,000.00</b>	<b>£18,147.82</b>	<b>£250,852.18</b>

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## Blackpool Council - Resources

### Revenue summary - budget, actual and forecast:

FUNCTIONS OF THE SERVICE	BUDGET	EXPENDITURE			VARIANCE	2022/23 (UNDER)/OVER SPEND B/FWD £000
	2023/24					
	ADJUSTED CASH LIMITED BUDGET £000	EXPENDITURE APR - JUL £000	PROJECTED SPEND £000	FORECAST OUTTURN £000	F/CAST FULL YEAR VAR. (UNDER) / OVER £000	
<b>RESOURCES</b>						
<b>NET EXPENDITURE</b>						
PROCUREMENT & EXCHEQUER SERVICES	(8)	(515)	478	(37)	(29)	-
BENEFITS	(1,615)	866	(2,481)	(1,615)	-	-
REVENUES SERVICES	1,765	1,346	419	1,765	-	-
CUSTOMER FIRST	18	(545)	574	29	11	-
ICT SERVICES	(9)	(1,971)	1,962	(9)	-	-
ACCOUNTANCY	23	(856)	785	(71)	(94)	-
RISK SERVICES	(4)	(574)	554	(20)	(16)	-
PROPERTY SERVICES (Incl. INVESTMENT PORTFOLIO)	2,250	(3,899)	6,130	2,231	(19)	-
EQUALITY AND DIVERSITY	(1)	(111)	104	(7)	(6)	-
<b>TOTALS</b>	<b>2,419</b>	<b>(6,259)</b>	<b>8,525</b>	<b>2,266</b>	<b>(153)</b>	-

### Commentary on the key issues:

#### Directorate Summary - basis

The Revenue summary (above) lists the outturn projection for each individual service within Resources against their respective, currently approved, revenue budget. Forecast outturns are based upon actual financial performance for the first 4 months of 2023/24 together with predictions of performance, anticipated pressures and efficiencies in the remainder of the financial year, all of which have been agreed with each head of service.

#### Procurement and Exchequer Services

Procurement and Exchequer Services are forecasting an underspend of £29k. This position has been achieved as a result of measures to deliver savings through dis-establishment of posts and increased income opportunities. Additional one-off, ad hoc income has been secured in year and there is currently a vacant post within the Procurement team.

#### Benefits

The Benefits Service is forecasting a break-even position. The cumulative Housing Benefit new claims processing outturn figure for July was 42 days. The cumulative processing time to-date for new claims for Housing Benefit, new claims for Council Tax Reduction and changes in circumstances notifications was 9 days.

#### Revenue Services

Revenue Services are forecasting a break-even position on a gross budget of £2.64m.

**Customer First**

Customer First is forecasting an overspend of £11k against a gross budget of £1.19m. This is due to an unachieved savings target but the position is expected to improve through the year.

**ICT Services**

ICT is forecasting a break-even position on a gross budget of £5.95m. The budget is currently under pressure from inflationary increases in software licences and the hardware supply chain. The budget is currently being balanced from additional income generation and staff turnover.

**Accountancy**

Accountancy is forecasting an underspend of £94k due to freeing of vacant posts and additional income from HMRC.

**Risk Services**

Risk Services are forecasting an underspend of £16k against a gross budget of £1.07m. This is due to a number of factors including staff vacancies, additional income opportunities and also through receipt of new burden funding for the Covid-19 business support grant post assurance work.

**Property Services (incl. Investment Portfolio)**

Property Services are forecasting an underspend of £19k against a gross budget of £14.28m, savings arising from staff vacancies across the service.

**Equality and Diversity**

Equality and Diversity are forecasting an underspend of £6k. This reflects the projected impact of a renegotiation with Unison of their Facilities Time Agreement.

**Summary of the revenue forecast**

After 4 months of the financial year Resources are forecasting a £153k underspend. The Directorate continues to operate on the basis of not filling staff vacancies other than in exceptional circumstances.

**Budget Holder - Mr S Thompson, Director of Resources**

## Blackpool Council – Communications & Regeneration

### Revenue summary - budget, actual and forecast:

FUNCTIONS OF THE SERVICE	BUDGET	EXPENDITURE			VARIANCE	2022/23 (UNDER)/OVER SPEND £000
	2023/24					
	ADJUSTED CASH LIMITED BUDGET £000	EXPENDITURE APR - JUL £000	PROJECTED SPEND £000	FORECAST OUTTURN £000	F/CAST FULL YEAR VAR. (UNDER) / OVER £000	
COMMUNICATIONS & REGENERATION						
NET EXPENDITURE						
ECONOMIC DEVELOPMENT & CULTURAL SERVICES	244	1,243	(1,039)	204	(40)	-
PLANNING	488	107	381	488	-	-
TOURISM AND COMMUNICATIONS	3,353	993	2,410	3,403	50	-
<b>TOTALS</b>	<b>4,085</b>	<b>2,343</b>	<b>1,752</b>	<b>4,095</b>	<b>10</b>	<b>-</b>

### Commentary on the key issues:

#### Directorate Summary – basis

The Revenue summary (above) lists the outturn projection for each individual service area within the Directorate against their respective, currently approved, revenue budget. The forecast outturn is based upon actual financial performance for the first 4 months of 2023/24 together with predictions of performance, anticipated pressures and efficiencies in the remainder of the financial year, all of which have been agreed with each head of service.

#### Economic Development and Cultural Services

This service is currently forecasting an underspend of £40k due to vacant posts.

#### Planning

This service is currently forecasting a break-even position.

#### Tourism & Communications

This service is forecasting a £50k pressure. This is due to some increased costs in Visit Blackpool. There are also risks around income generation in the Directorate as a result of the cost of living crisis and increased costs in relation to the Illuminations extension that will be quantified later in the year.

#### Budget Holder – Mr A Cavill, Director of Communications & Regeneration

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## Blackpool Council – Strategic Leisure Assets

### Revenue summary - budget, actual and forecast:

FUNCTIONS OF THE SERVICE	BUDGET	EXPENDITURE			VARIANCE	2022/23 (UNDER)/OVER SPEND B/FWD £000
	ADJUSTED CASH LIMITED BUDGET £000	EXPENDITURE APR - JUL £000	2023/24		F/CAST FULL YEAR VAR. (UNDER) / OVER £000	
			PROJECTED SPEND £000	FORECAST OUTTURN £000		
STRATEGIC LEISURE ASSETS						
NET EXPENDITURE						
STRATEGIC LEISURE ASSETS	2,625	278	1,493	1,771	(854)	-
<b>TOTALS</b>	<b>2,625</b>	<b>278</b>	<b>1,493</b>	<b>1,771</b>	<b>(854)</b>	<b>-</b>

### Commentary on the key issues:

#### Directorate Summary - basis

The Revenue summary (above) lists the outturn projection for the Service against its respective, currently approved, revenue budget. The forecast outturn is based upon actual financial performance for the first 4 months of 2023/24 together with predictions of performance, anticipated pressures and efficiencies in the remainder of the financial year, all of which have been agreed with the head of service.

#### Key Issues

In month 4, Strategic Leisure Assets are reporting an underspend of £854k. This is due to a reduction in the forecast repair spend and a release from reserves no longer expected to be required.

In accordance with the original decision for this programme by the Executive on 7th February 2011, any under or overspend on Strategic Leisure Assets will be transferred to Earmarked Reserves to go against the current balance. The cumulative deficit as at March 2022/23 was £10,690k. In 2023/24, a transfer of £1,420k has been made to Contributions to Reserves reducing this deficit balance to £9,270k. This transfer is in line with the budget. The above underspend will further reduce this deficit to £8,416k.

The latest Leisure Assets medium-term financial plan currently expects the service to break-even, in-year, from 2023/24 and cumulatively by 2034/35.

**Budget Holder – Mr A Cavill, Director of Communications & Regeneration**

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## Blackpool Council – Growth & Prosperity

### Revenue summary - budget, actual and forecast:

FUNCTIONS OF THE SERVICE	BUDGET	EXPENDITURE			VARIANCE	2022/23 (UNDER)/OVER SPEND B/FWD £000
	ADJUSTED CASH LIMITED BUDGET £000	EXPENDITURE APR - JUL £000	2023/24		F/CAST FULL YEAR VAR. (UNDER) / OVER £000	
			PROJECTED SPEND £000	FORECAST OUTTURN £000		
GROWTH & PROSPERITY						
NET EXPENDITURE						
GROWTH & PROSPERITY	(5,879)	1,897	(11,376)	(9,479)	(3,600)	-
<b>TOTALS</b>	<b>(5,879)</b>	<b>1,897</b>	<b>(11,376)</b>	<b>(9,479)</b>	<b>(3,600)</b>	<b>-</b>

### Commentary on the key issues:

#### Directorate Summary - basis

The Revenue summary (above) lists the outturn projection for the Service against its respective, currently approved, revenue budget. The forecast outturn is based upon actual financial performance for the first 4 months of 2023/24 together with predictions of performance, anticipated pressures and efficiencies in the remainder of the financial year, all of which have been agreed with the head of service.

#### Key Issues

As at month 4, the service is forecasting surplus of £3,600k. This is due to the expectation of proceeds raised from the current work programme exceeding costs including prudential borrowing.

The Executive, at its meeting on 8<sup>th</sup> November 2021, agreed to the approach to transition out the Growth and Prosperity net revenue budget target over a 2-year period, 2022/23-2023/24, with any proceeds subsequently realised from the existing work programme being directed to bolstering reserves and any new proceeds being retained by Growth and Prosperity for their re-investment. It is therefore assumed that this surplus will be transferred to Earmarked Reserves to go against the current balance. The cumulative deficit as at March 2022/23 was £10,125k. It is therefore expected that the balance at the end of 2023/24 will be £6,525k.

**Budget Holder – Mr A Cavill, Director of Communications & Regeneration**

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## Blackpool Council – Community and Environmental Services

### Revenue summary - budget, actual and forecast:

FUNCTIONS OF THE SERVICE	BUDGET	EXPENDITURE			VARIANCE	2022/23 (UNDER)/OVER SPEND B/FWD £000
	2023/24					
	ADJUSTED CASH LIMITED BUDGET £000	EXPENDITURE APR - JUL £000	PROJECTED SPEND £000	FORECAST OUTTURN £000	F/CAST FULL YEAR VAR. (UNDER) / OVER £000	
<b>COMMUNITY &amp; ENVIRONMENTAL SERVICES</b>						
<b>NET EXPENDITURE</b>						
BUSINESS SERVICES	(915)	266	(1,181)	(915)	-	-
LEISURE AND CATERING	5,436	3,607	1,829	5,436	-	-
PUBLIC PROTECTION	1,457	1,269	188	1,457	-	-
HIGHWAYS AND TRAFFIC MANAGEMENT SERVICES	18,001	(1,246)	19,247	18,001	-	-
STREET CLEANSING AND WASTE	19,987	129	19,858	19,987	-	-
COASTAL AND ENVIRONMENTAL PARTNERSHIPS	6,501	1,248	5,253	6,501	-	-
INTEGRATED TRANSPORT	2,807	1,374	1,933	3,307	500	-
<b>TOTALS</b>	<b>53,274</b>	<b>6,647</b>	<b>47,127</b>	<b>53,774</b>	<b>500</b>	<b>-</b>

### Commentary on the key issues:

#### Directorate Summary - basis

The Revenue summary (above) lists the outturn projection for each individual service area within the Directorate against their respective, currently approved, revenue budget. The forecast outturn overspend of £500k is based upon actual financial performance for the first 4 months of 2023/24 together with predictions of performance, anticipated pressures and efficiencies in the remainder of the financial year, all of which have been agreed with each head of service.

#### Business Services

This service is currently forecasting a break-even position.

#### Leisure and Catering

Leisure and Catering is currently forecasting a break-even position. Leisure income is in line with budget and there are savings within staffing, due to vacancies. Catering is facing a pressure due to the increased cost of provisions, but this is expected to be covered by other savings within the service.

#### Public Protection

The service is currently forecasting a break-even position. There are pressures within Licencing, where the income forecast is currently under budget. However, there have been savings identified within other areas of Public Protection to mitigate this.

#### Highways and Traffic Management Services

This service is currently forecasting a break-even position.

**Street Cleansing and Waste**

Waste Services are reporting a break-even position. There are forecast pressures within Street Cleansing and within Public Conveniences, where an inflationary uplift has been applied to the contract. Trade Waste income, however, is forecasting an increase against budget to off-set these pressures.

**Coastal and Environmental Partnerships**

This service is currently forecasting a break-even position.

**Integrated Transport**

This service is currently forecasting an overspend of £500k. Childrens Transport Services is reporting an overspend of £500k, due to a combination of increased demand pressures and historic savings targets which have not been able to be achieved.

**Conclusion – Community and Environmental Services financial position**

At the end of July 2023, the Community and Environmental Services Directorate is forecasting an overspend of £500k. The major pressure is within Integrated Transport where the Childrens Transport Service is forecasting a pressure of £500k. There are other pressures within the Directorate, but these are expected to be covered through other means.

**Budget Holder - Mr J Blackledge, Director of Community and Environmental Services**

## Blackpool Council - Adult Services

### Revenue summary - budget, actual and forecast:

FUNCTIONS OF THE SERVICE	BUDGET	EXPENDITURE			VARIANCE	2022/23 (UNDER)/OVER SPEND B/FWD £000
	ADJUSTED CASH LIMITED BUDGET £000	EXPENDITURE APR - JUL £000	2023/24		F/CAST FULL YEAR VAR. (UNDER) / OVER £000	
			PROJECTED SPEND £000	FORECAST OUTTURN £000		
ADULT SERVICES						
NET EXPENDITURE						
ADULT SOCIAL CARE	9,328	4,362	4,892	9,254	(74)	-
CARE & SUPPORT	4,446	1,835	2,601	4,436	(10)	-
ADULT COMMISSIONING PLACEMENTS	50,118	13,633	39,769	53,402	3,284	-
ADULT SAFEGUARDING	76	(4)	80	76	-	-
<b>TOTALS</b>	<b>63,968</b>	<b>19,826</b>	<b>47,342</b>	<b>67,168</b>	<b>3,200</b>	<b>-</b>

### Commentary on the key issues:

#### Directorate Summary – basis

The Revenue summary (above) lists the latest outturn projection for each individual service within the Adult Services Directorate against their respective, currently approved, revenue budget. Forecast outturns are based upon actual financial performance for the first 4 months of 2023/24 together with predictions of performance, anticipated pressures and efficiencies in the remainder of the financial year, all of which have been agreed with each head of service.

#### Adult Social Care

Adult Social Care is forecasting an underspend of £74k at month 4 due to a high volume of vacant positions.

#### Adult Commissioning Placements (Social Care Packages)

The Adult Commissioning Placements budget is forecasting an overspend of £3,284k. There are savings shortfalls of £1,012k from the proposal in which the Integrated Care Board (ICB) were expected to provide additional income of £1.6m into the Better Care Fund (BCF) and a further shortfall on Winter Pressures funding of £337K. There is a pressure of £1,130k in Supported Living due to additional packages of care along with £457k of pressures due to additional packages of short-term care linked to hospital discharge. An increased number of complex case packages have also created a pressure of £150k. £439k pressures relates to Out of Area Residential and Nursing Placements fee uplifts being significantly greater than forecast. There is a £211k pressure on Homecare whereby the current commissioned hours exceeds budget. Direct payment pressures of £150k are resulting from a forecasted reduction in claw-backs based on year-to-date actuals and increased packages. There is £602k in the forecast relating to the recently announced Market Sustainability and Improvement Fund which is being used to offset the residential/nursing top ups and Out of Area fee rates.

#### Care and Support

Care and Support is forecasting an underspend of £10k at month 4 due to slippage on vacant positions.

## **Adults Safeguarding**

Adults safeguarding is forecasting a break-even position at month 4.

## **Summary of the Adult Services financial position**

As at the end of July 2023 the Adult Services Directorate is forecasting an overall overspend of £3,200k for the financial year to March 2024 on a net budget of £64m.

**Budget Holder – K Smith, Director of Adult Services**

## Blackpool Council – Children’s Services

### Revenue summary - budget, actual and forecast:

FUNCTIONS OF THE SERVICE	BUDGET	EXPENDITURE			VARIANCE	2022/23 (UNDER)/OVER SPEND B/FWD £000
	2023/24					
	ADJUSTED CASH LIMITED BUDGET £000	EXPENDITURE APR - JUL £000	PROJECTED SPEND £000	FORECAST OUTTURN £000	F/CAST FULL YEAR VAR. (UNDER) / OVER £000	
<b>CHILDREN'S SERVICES</b>						
<b>NET EXPENDITURE</b>						
LOCAL SCHOOLS BUDGET - ISB	20,112	6,819	13,293	20,112	-	-
LOCAL SCHOOLS BUDGET - NON DELEGATED	281	157	124	281	-	-
EDUCATION	27,334	3,940	23,394	27,334	-	-
EARLY HELP FOR CHILDREN AND FAMILIES	182	61	121	182	-	-
BUSINESS SUPPORT AND RESOURCES	9,330	3,517	5,813	9,330	-	-
DEDICATED SCHOOL GRANT	(57,926)	(20,952)	(36,974)	(57,926)	-	-
CARRY FORWARD OF DSG UNDER/(OVER) SPEND	687	-	687	687	-	-
<b>TOTAL DSG FUNDED SERVICES</b>	-	<b>(6,458)</b>	<b>6,458</b>	-	-	-
CHILDREN'S SERVICES DEPRECIATION	1,748	-	1,748	1,748	-	-
EDUCATION	1,933	1,475	458	1,933	-	-
EARLY HELP FOR CHILDREN AND FAMILIES	5,840	329	5,511	5,840	-	-
CHILDREN'S SOCIAL CARE	59,079	19,634	44,189	63,823	4,744	-
BUSINESS SUPPORT AND RESOURCES	(100)	332	337	669	769	-
LOCAL SERVICES SUPPORT GRANT	(18)	-	(18)	(18)	-	-
SCHOOL IMPROVEMENT GRANT	(166)	-	(166)	(166)	-	-
<b>TOTAL COUNCIL FUNDED SERVICES</b>	<b>68,316</b>	<b>21,770</b>	<b>52,059</b>	<b>73,829</b>	<b>5,513</b>	-
<b>TOTALS</b>	<b>68,316</b>	<b>15,312</b>	<b>58,517</b>	<b>73,829</b>	<b>5,513</b>	-

### Commentary on the key issues:

#### Directorate Summary – basis

The Revenue summary (above) lists the latest outturn projection for each individual service within the Children’s Services Directorate against their respective, currently approved, revenue budget. Forecast outturns are based upon actual financial performance for the first 4 months of 2023/24 together with predictions of performance, anticipated pressures and efficiencies in the remainder of the financial year, all of which have been agreed with each Head of Service.

#### Children’s Social Care

The full-year impact of the Children’s Social Care pressures as at M7 2022/23 has been rightsized as part of the Corporate Medium Term Financial Plan, equating to an additional budget of £5,221k allocated in 2023/24. However, Children’s Social Care Placements is forecasting an overspend against this increased budget of £4,744k, mainly due to new-to-care placements being higher than those exiting care and the additional support required following the breakdown of high-cost placements. The actual number of residential placements as at 31st July 2023 is 76 with this forecast to reduce to 69 by 31st March 2024, whereas the plan suggested there would be 70 as at 31st July reducing to 60 by the end of March 2024.

However, the number of Children in Care continues to reduce and currently sits at 540 children. This brings Blackpool from a rate of 218 per 0-17 10,000 population to 194. The ambition is to bring ourselves in line with comparator Local Authorities over the next couple of years and we are confident that this ambition will be realised. Officers have seen this reduction as a result of reduced entry into care,

and increased numbers exiting our care system. Within the cohort of Children Looked After, the Council has had a higher than national average of children in residential placements. Residential settings, for most children, are not the optimum placement and these children do not usually have the same degree of positive outcomes as children in foster placements, or family placements for example. Residential placements are costly, with unit costs rising year on year by 14.1%. We have seen movement in the numbers of residential placements, from 84 to 76 as a result of a focussed, ongoing piece of work led by our newly recruited Head of Service for Supporting our Children. We have reviewed a number of care plans and as a result children have been moved from residential settings to settings that better meet their needs, always ensuring their safety and individual needs are at the forefront when planning.

The service has additionally seen a reduction in agency social work staff during the last 12-18 months. In 2021/2022 the service had rates of up to 40% agency staff in some teams. A refreshed Workforce Strategy, overseen by a Workforce Board, chaired monthly by the Director of Children's Services, has seen a reduction of agency staff to under 15% across the social care teams. The national average is now 17% and regionally the rate is much higher. The last set of regional data put Blackpool at the lowest for agency rates. Officers continue to monitor this closely in a challenging and competitive market.

### **Dedicated Schools Grant Funded Services**

The Dedicated Schools Grant (DSG) is the funding stream that supports the Schools Budget, which includes amounts that are devolved through the Individual School Budget (ISB), together with centrally-retained pupil-related services as listed in the revenue summary. Any under or overspends against services funded by the DSG will be carried forward to 2024/25 and, in the case of overspends, become the first call on the grant in that year.

### **Business Support and Resources**

Business Support and Resources is forecasting an overspend of £769k. There was an additional Children's Services savings target of £1,924k, of which, only £1,155k is anticipated to be met this financial year, leaving a budget gap of £769k.

### **Summary of the Children's Services financial position**

As at the end of July 2023 the Children's Services Directorate is forecasting an overspend of £5,513k for the financial year to March 2024.

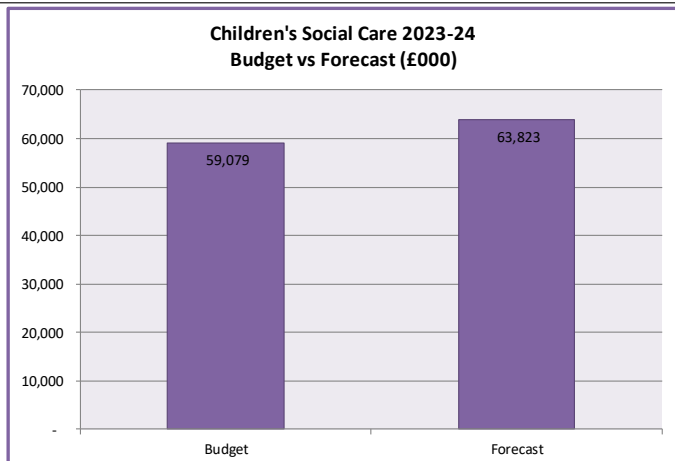
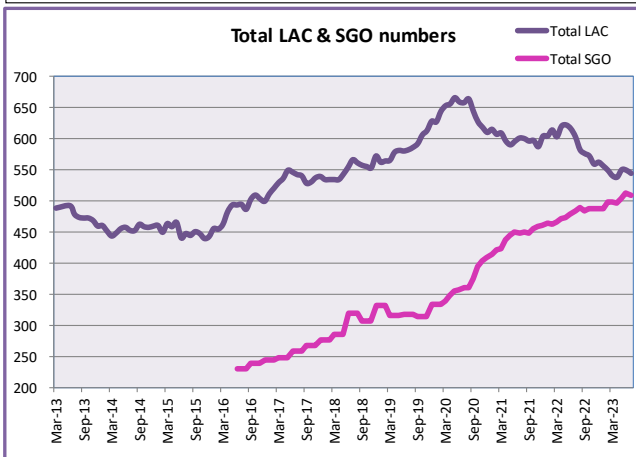
### **Budget Holder – Victoria Gent, Director of Children's Services**

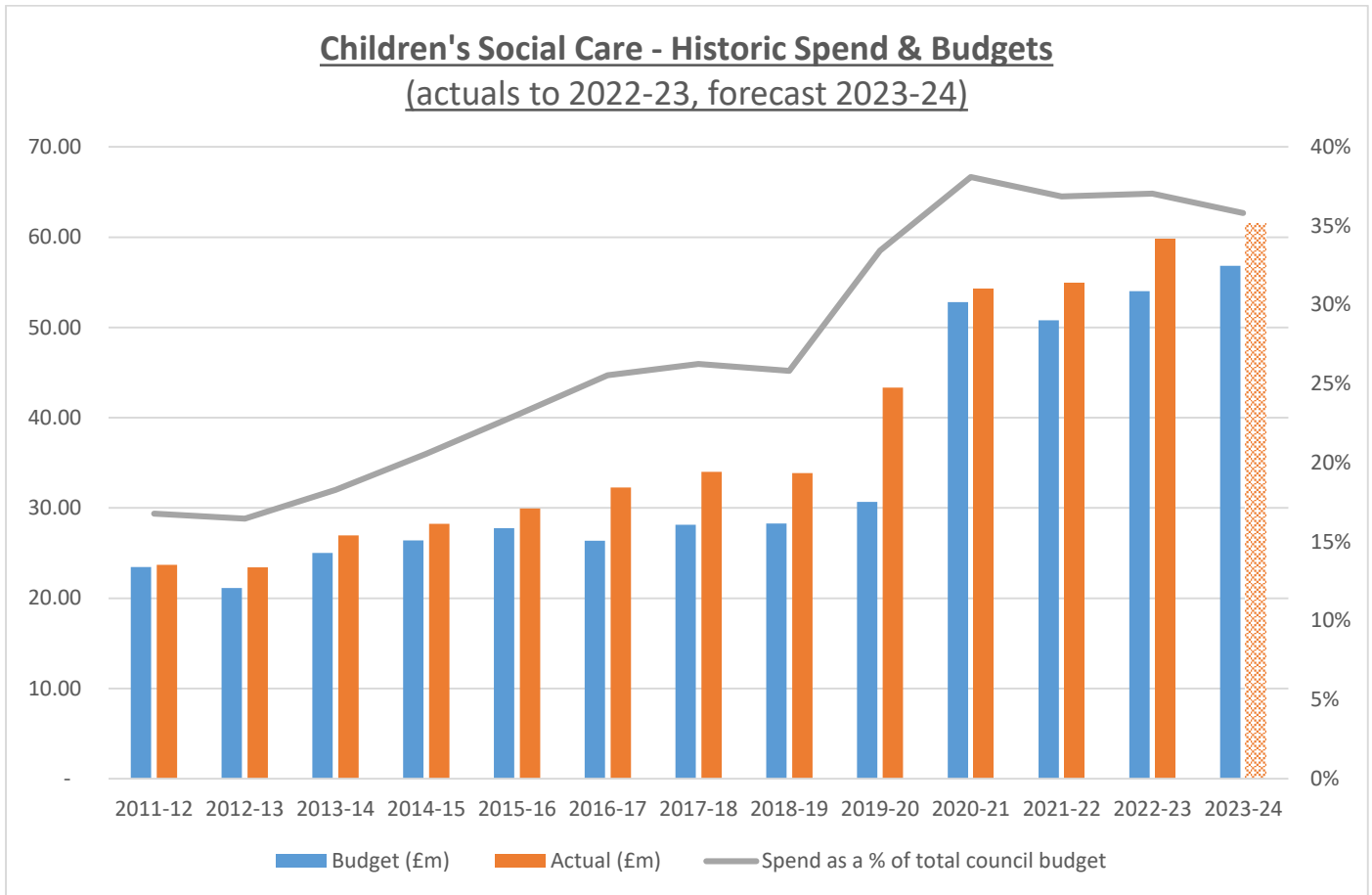


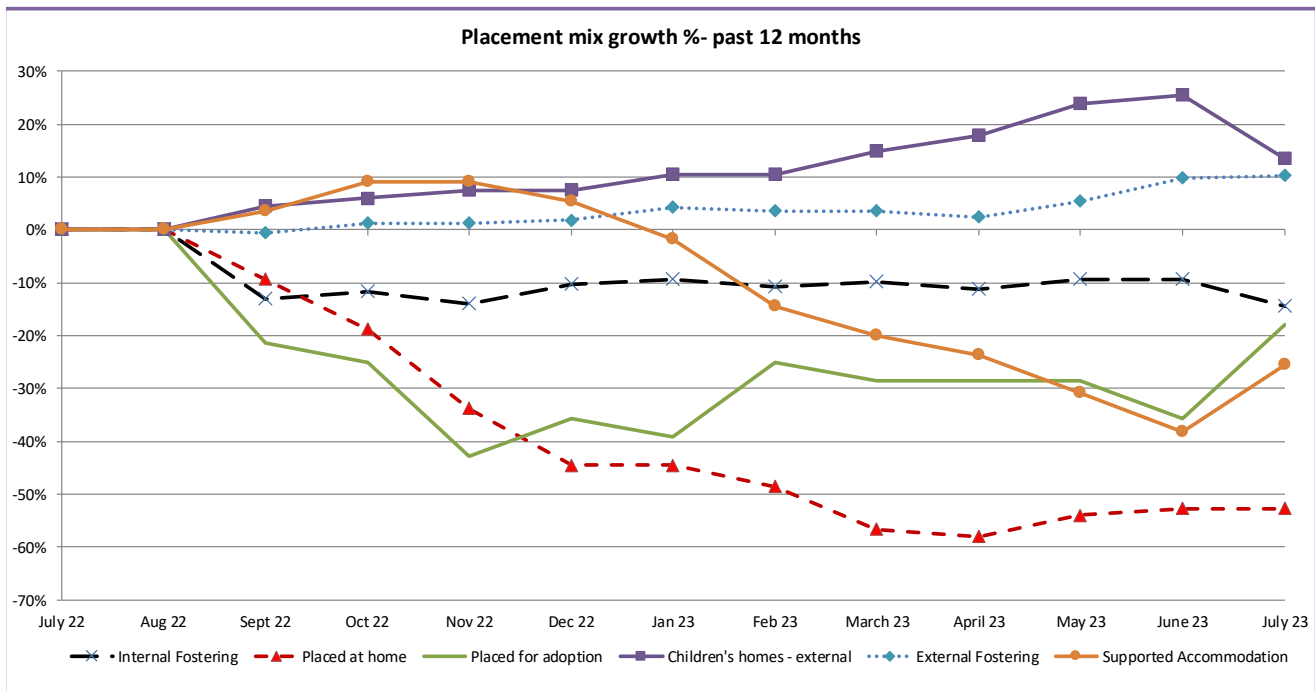
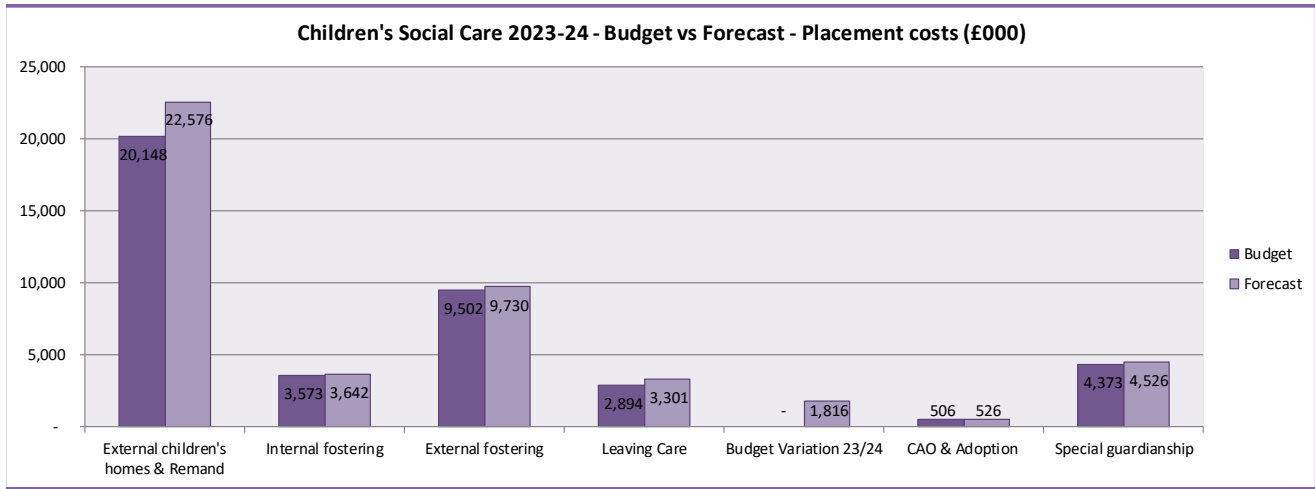
Children's Social Care Trends

Date	External Placements Projection						Internal Fostering			Supported Accommodation			LAC number	SGO	
	Residential			Fostering inc M&B			Number	% of LAC	£ per placement	Number	% of LAC	£ per placement	No.	Number	£ per placement
	Number	% of LAC	£ per placement	Number	% of LAC	£ per placement									
Jun-13	41	8%	111,596	72	15%	36,202	263	53%	11,887	16	3%	no data	492	no data	
Sep-13	33	7%	111,523	66	14%	35,667	272	58%	11,908	17	4%	no data	472	no data	
Dec-13	30	7%	117,073	69	15%	36,560	260	57%	11,828	17	4%	no data	459	no data	
Mar-14	27	6%	118,473	64	14%	34,058	248	56%	11,757	15	3%	no data	443	no data	
Jun-14	25	5%	102,561	74	16%	35,928	250	55%	12,833	18	4%	no data	457	no data	
Sep-14	21	5%	121,210	75	16%	37,655	237	51%	12,570	27	6%	no data	462	no data	
Dec-14	18	4%	124,281	70	15%	38,760	243	53%	12,474	23	5%	no data	459	no data	
Mar-15	23	5%	128,868	73	16%	40,155	244	53%	12,374	19	4%	no data	463	no data	
Jun-15	25	6%	147,777	74	17%	40,625	219	50%	12,541	20	5%	no data	440	no data	
Sep-15	25	6%	142,934	73	16%	40,040	225	50%	12,549	16	4%	no data	450	no data	
Dec-15	27	6%	145,196	70	16%	41,243	217	49%	12,428	17	4%	no data	442	no data	
Mar-16	29	6%	146,120	69	15%	42,215	257	56%	12,453	22	5%	no data	462	no data	
Jun-16	34	7%	157,136	77	16%	42,145	259	53%	12,630	28	6%	38,608	493	230	5,472
Sep-16	32	6%	169,996	84	17%	42,750	254	51%	12,688	27	5%	41,376	502	240	5,582
Dec-16	36	7%	175,954	89	18%	43,038	258	52%	12,857	28	6%	41,037	499	245	5,562
Mar-17	44	8%	179,669	103	19%	43,502	269	51%	12,872	26	5%	42,416	529	249	5,555
Jun-17	49	9%	151,450	100	18%	40,933	272	50%	13,227	26	5%	60,946	546	258	5,576
Sep-17	35	7%	161,487	95	18%	40,991	270	51%	13,213	36	7%	57,928	528	267	5,383
Dec-17	43	8%	162,623	103	19%	41,277	272	50%	13,169	36	7%	58,358	539	277	5,281
Mar-18	44	8%	165,935	98	18%	41,099	273	51%	13,116	30	6%	55,728	534	286	5,109
Jun-18	45	8%	164,794	97	18%	40,083	297	54%	13,403	24	4%	48,006	554	320	5,512
Sep-18	45	8%	159,388	97	17%	40,425	302	54%	13,441	28	5%	46,073	557	308	5,294
Dec-18	47	8%	169,287	99	17%	40,227	305	53%	13,430	33	6%	46,167	572	332	5,175
Mar-19	53	9%	177,477	94	17%	39,536	306	54%	13,289	23	4%	45,845	565	317	5,238
Jun-19	53	9%	172,929	107	18%	42,426	305	53%	13,014	26	4%	68,367	580	318	5,988
Sep-19	58	10%	180,014	116	20%	43,981	294	50%	12,649	32	5%	56,148	592	315	5,693
Dec-19	62	10%	184,396	145	23%	45,812	300	48%	12,854	31	5%	60,289	628	334	5,670
Mar-20	65	10%	183,892	167	26%	45,201	292	45%	13,166	33	5%	61,076	653	339	5,624
Jun-20	69	10%	207,288	175	27%	47,565	284	43%	12,877	32	5%	92,575	659	357	5,882
Sep-20	75	12%	211,328	173	27%	47,125	277	43%	12,979	30	5%	97,225	644	376	6,056
Dec-20	72	12%	209,062	178	29%	47,361	248	41%	14,343	32	5%	105,274	610	410	6,551
Mar-21	72	12%	209,953	189	31%	47,883	230	38%	14,234	25	4%	107,561	609	424	6,685
Jun-21	68	11%	225,246	200	34%	45,809	213	36%	16,619	26	4%	78,324	596	450	7,650
Sep-21	64	11%	229,272	194	33%	47,303	221	37%	17,059	39	7%	70,834	596	448	7,752
Dec-21	66	11%	238,266	186	31%	47,535	219	36%	17,064	40	7%	68,328	604	461	7,884
Mar-22	70	12%	247,935	184	30%	47,718	214	35%	17,348	47	8%	68,576	608	467	8,076
Jun-22	69	11%	251,588	174	28%	50,006	221	36%	17,030	50	8%	74,397	616	479	8,093
Sep-22	70	12%	255,469	164	28%	48,674	193	34%	16,646	57	10%	72,203	576	484	8,186
Dec-22	72	13%	264,844	168	30%	52,295	199	35%	16,770	58	10%	69,007	562	487	8,175
Mar-23	77	14%	267,333	171	32%	52,073	200	37%	16,785	44	8%	67,462	540	499	8,205
Apr-23	79	15%	277,464	169	31%	57,959	197	37%	18,853	42	8%	79,291	538	497	8,841
May-23	83	15%	283,061	174	32%	56,809	201	37%	18,793	38	7%	77,678	550	504	8,869
Jun-23	84	15%	287,055	181	33%	56,473	201	37%	19,532	34	6%	75,503	549	513	8,873
Jul-23	76	14%	294,796	182	33%	54,787	190	35%	19,011	41	8%	70,674	544	509	8,906

Note: The variance between the current total number of Looked After Children (544) and the total internal fostering and external placement numbers (489) is children with care orders, adoption placements etc. They are still classed as LAC but do not incur any commissioned costs. SGO = Special Guardianship Order.







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## Blackpool Council – Public Health

### Revenue summary - budget, actual and forecast:

FUNCTIONS OF THE SERVICE	BUDGET	EXPENDITURE			VARIANCE	2022/23 (UNDER)/OVER SPEND B/FWD £000
	ADJUSTED CASH LIMITED BUDGET £000	EXPENDITURE APR - JUL £000	2023/24		F/CAST FULL YEAR VAR. (UNDER) / OVER £000	
			PROJECTED SPEND £000	FORECAST OUTTURN £000		
<b>PUBLIC HEALTH</b>						
<b>NET EXPENDITURE</b>						
PUBLIC HEALTH DIRECTORATE & CORPORATE SUPPORT	1,353	(15,113)	16,466	1,353	-	-
NHS HEALTH CHECKS - MANDATED	100	100	-	100	-	-
CHILDREN (5-19) - PUBLIC HEALTH PROGRAMMES	617	209	408	617	-	-
CHILDREN'S 0-5 SERVICES	2,520	891	1,629	2,520	-	-
TOBACCO CONTROL	374	158	216	374	-	-
MENTAL HEALTH AND WELLBEING	15	-	15	15	-	-
SEXUAL HEALTH SERVICES - MANDATED	1,845	613	1,232	1,845	-	-
SUBSTANCE MISUSE (DRUGS AND ALCOHOL)	2,744	929	1,815	2,744	-	-
HARM REDUCTION (SEXUAL HEALTH, DRUGS AND ALCOHOL)	773	184	589	773	-	-
HEALTHY WEIGHT/WEIGHT MANAGEMENT	267	123	144	267	-	-
MISCELLANEOUS PUBLIC HEALTH SERVICES	9,253	49	9,204	9,253	-	-
GRANT	(19,858)	(4,965)	(14,893)	(19,858)	-	-
<b>TOTALS</b>	<b>3</b>	<b>(16,822)</b>	<b>16,825</b>	<b>3</b>	<b>-</b>	<b>-</b>

### Commentary on the key issues:

#### Directorate Summary – basis

The Revenue summary (above) lists the latest outturn projection for each individual scheme against their respective, currently approved, revenue budget. Forecast outturns are based upon actual financial performance for the first 4 months of 2023/24 together with predictions of performance, anticipated pressures and efficiencies in the remainder of the financial year, all of which have been agreed with the service leads.

#### Public Health Grant

The Public Health Grant is a central government grant which is ring-fenced.

The grant conditions require quarterly financial reporting of spend against a prescribed set of headings and spend of the grant must link explicitly to the Health and Wellbeing Strategy, Public Health Outcomes Framework and Joint Strategic Needs Assessment.

The Public Health Directorate are forecasting an overall spend of the full grant, £19,858,394, for the financial year to March 2024.

#### Payment by Results (PbR)/ Activity-based Commissioning

A number of Public Health schemes' payments are linked to activity. The aim of Payment by Results (PbR) is to provide a transparent, rules-based system for payment. It rewards outputs, outcomes and supports patient choice and diversity. Payment will be linked to activity. This does, however, raise a number of challenges when determining accurate budgetary spend/forecast spend.

**Summary of the Public Health Directorate financial position**

As at the end of July 2023, the Public Health Directorate are forecasting a break-even position for the financial year to March 2024.

**Budget Holder – Dr Arif Rajpura, Director of Public Health**

## Blackpool Council – Budgets Outside the Cash Limit

### Revenue summary - budget, actual and forecast:

FUNCTIONS OF THE SERVICE	BUDGET	EXPENDITURE			VARIANCE	2022/23 (UNDER)/OVER SPEND B/FWD  £000
	2023/24					
	ADJUSTED CASH LIMITED BUDGET £000	EXPENDITURE APR - JUL £000	PROJECTED SPEND £000	FORECAST OUTTURN £000	F/CAST FULL YEAR VAR. (UNDER) / OVER £000	
<b>BUDGETS OUTSIDE THE CASH LIMIT</b>						
<b>NET EXPENDITURE</b>						
TREASURY MANAGEMENT	13,254	(2,108)	13,386	11,278	(1,976)	-
PARKING SERVICES	(5,505)	(1,264)	(4,241)	(5,505)	-	-
CORPORATE SUBSCRIPTIONS	135	88	47	135	-	-
HOUSING BENEFITS	1,850	617	1,233	1,850	-	-
COUNCIL TAX & NNDR COST OF COLLECTION	1,894	632	1,262	1,894	-	-
SUBSIDIARY COMPANIES	(929)	(110)	(854)	(964)	(35)	-
LAND CHARGES	(50)	(17)	(33)	(50)	-	-
CONCESSIONARY FARES	4,065	349	3,716	4,065	-	-
EMPLOYERS PREVIOUS YEARS' PENSION LIABILITY	(957)	(319)	(638)	(957)	-	-
NEW HOMES BONUS	(14)	(11)	(11)	(22)	(8)	-
<b>TOTALS</b>	<b>13,743</b>	<b>(2,143)</b>	<b>13,867</b>	<b>11,724</b>	<b>(2,019)</b>	-

### Commentary on the key issues:

#### Directorate Summary - basis

The Revenue summary (above) lists the latest outturn projection for each individual service categorised as falling 'outside the cash limit' and thereby exempt from the cash limited budget regime. Forecast outturns are based upon actual financial performance for the first 4 months of 2023/24 together with predictions of performance, anticipated pressures and savings in the remainder of the financial year, which have been agreed by each designated budget manager.

#### Treasury Management

Treasury Management is forecasting an underspend of £1,574k. This figure includes £2,184k of prudential recharges to services and means that the £150k savings target will be met in 2023/24 and an increase in interest received from investments providing additional income of £152k. Offset against this is £697k pressure relating to higher interest rates on temporary borrowing and a reduction in the interest charge to the Housing Revenue Account as less borrowing is required in 2023/24 than originally budgeted. However, interest rates are predicted to increase over the duration of the financial year and these increases are likely to have a negative impact on the current position of the service. The Council is currently using 50:50 temporary and long-term borrowing to finance prudentially-funded capital expenditure and this gearing is under continual review by the Treasury Management Panel.

The Business Loans Fund has a savings target of £154k and is forecasting a surplus of £402k as new business loans have been awarded at a higher repayment rates than originally forecast for 2023/24.

Following a review of the Minimum Revenue Provision (MRP), which was approved by the Executive on 8<sup>th</sup> February 2021, a total of £5,158k of saving has been forecast to be achieved in 2023/24.

### **Parking Services**

Parking Services is forecasting a break-even position for 2023/24. This will depend on the impact of the cost of living crisis, the quality of the holiday season and the availability of parking due to regeneration projects within the town.

As at Week 22 (w/e 27<sup>th</sup> August) parking income is at £2.9m with patronage at 553,266. Car Park patronage is down by 12,137 and income up by £5k on 2022/23. On-Street Pay and Display patronage is down by 3,835 and income up by £5k.

The graphs below show, for comparison, the patronage and income figures for 2022/23 and 2023/24.

### **Housing Benefit**

This service is forecasting a break-even position.

### **Council Tax and NNDR Cost of Collection**

This service is forecasting a break-even position.

### **Subsidiary Companies**

This service is forecasting a £35k saving due to reduction in charges, mainly relating to debt management.

### **Land Charges**

This service is forecasting a break-even position.

### **Concessionary Fares**

This service is forecasting a break-even position.

### **New Homes Bonus**

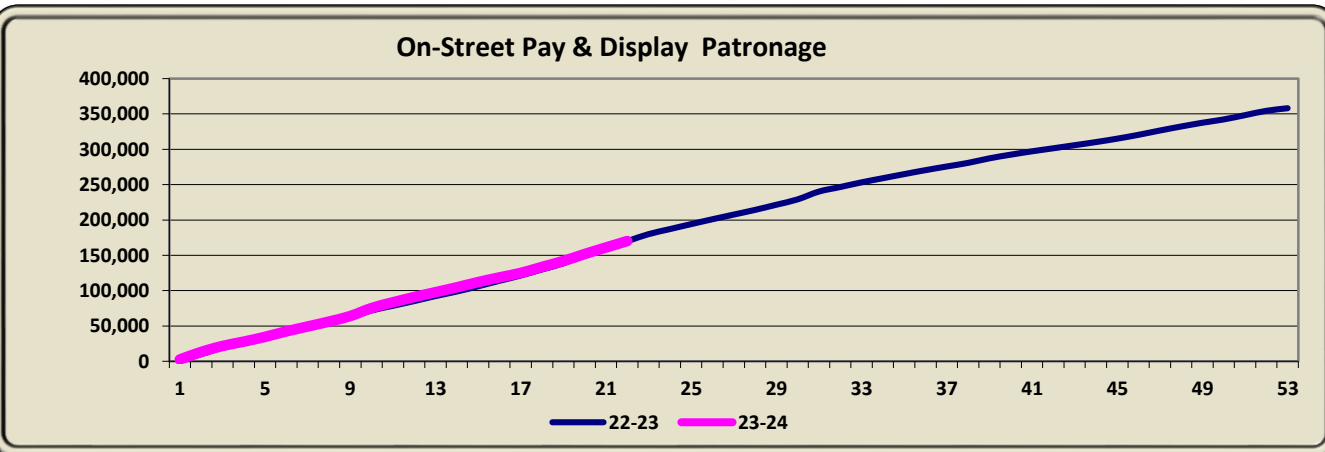
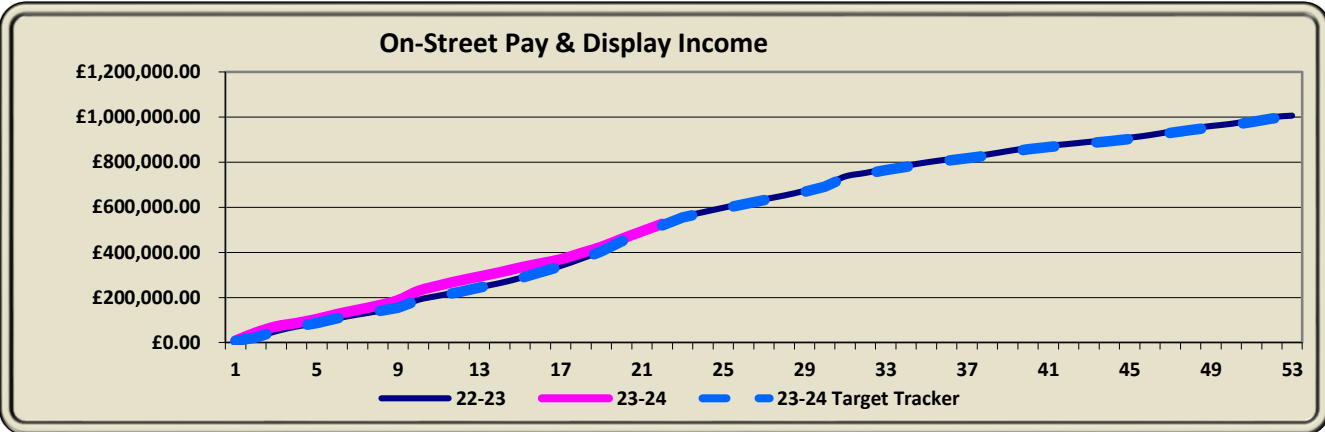
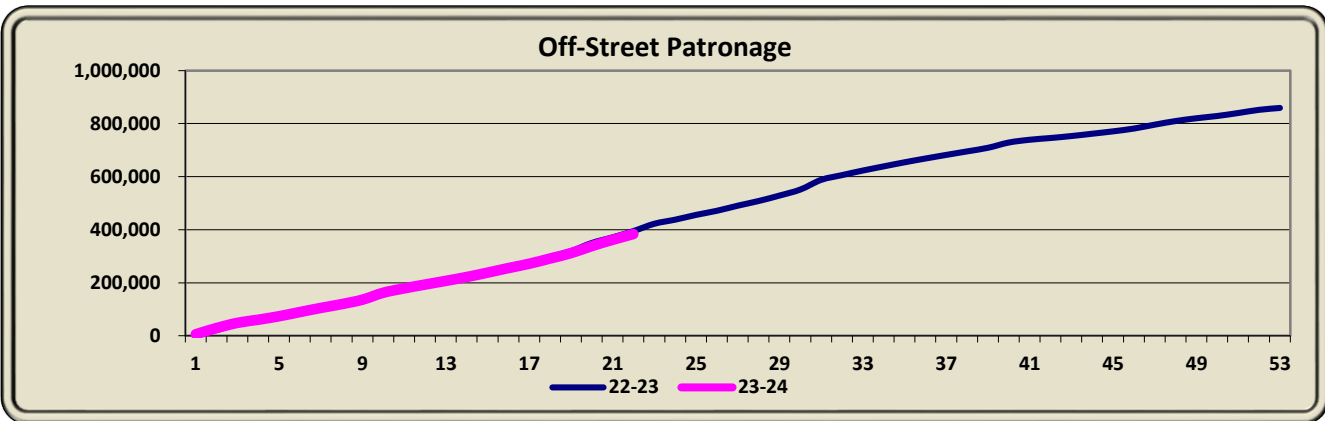
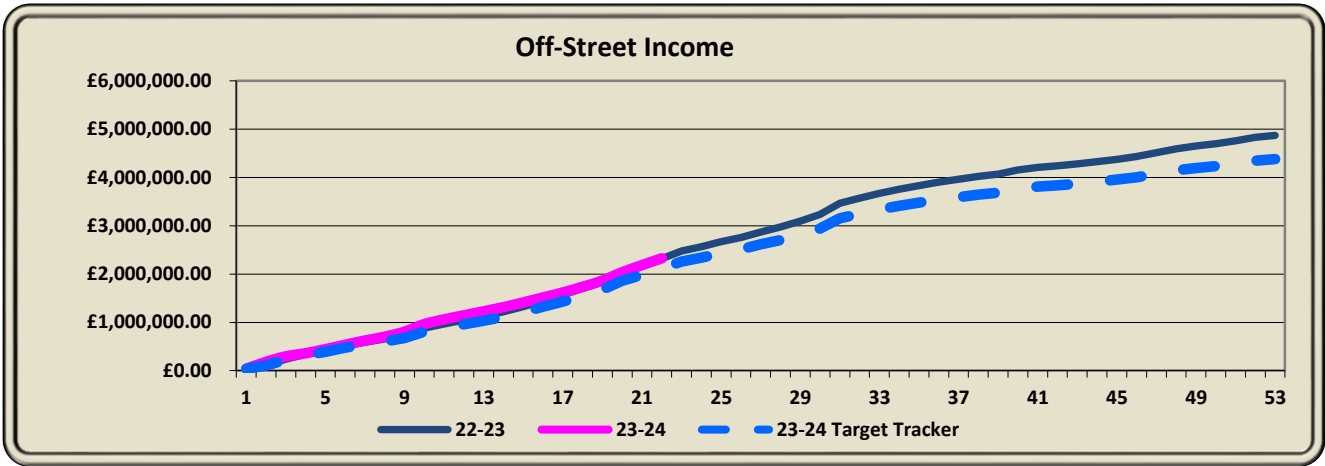
This service is forecasting an underspend of £8k and this is offset by an equivalent sum in contingencies.

### **Summary of the revenue forecasts**

After 4 months of the financial year, the Budgets Outside the Cash Limit services are forecasting a £2,019k underspend.



**Car Parking Trends**



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# HOUSING REVENUE ACCOUNT

Appendix 2 (n)

## BUDGET MONITORING MONTH 4 2023/2024

FUNCTIONS	2023/2024 BUDGET MONTH 4	2023/2024 ACTUAL MONTH 4	2023/2024 VARIANCE MONTH 4	2023/2024 FULL YEAR BUDGET	2023/2024 PROJECTED OUTTURN	2023/2024 VARIATION
	£000	£000	£000	£000	£000	£000
<b><u>RENT &amp; SERVICE CHARGE INCOME DUE</u></b>						
Rental Income	6,499	4,804	(1,695)	19,497	19,359	(138)
Sheltered Housing	245	181	(64)	734	724	(10)
Emergency Housing	218	166	(52)	668	720	52
Resilience Housing	80	58	(22)	542	542	-
Other Supported Housing	67	43	(24)	204	174	(30)
Satellite Television Systems	27	20	(7)	80	80	-
Community Cleaning	9	7	(2)	27	27	-
Community Lighting	11	8	(3)	33	33	-
Door Entry Systems	3	2	(1)	9	9	-
Gardening Scheme	22	16	(6)	67	67	-
Grounds Maintenance	84	63	(21)	253	253	-
<b><u>OTHER RENTS &amp; CHARGES</u></b>						
Garages	29	22	(7)	86	86	-
Leasehold	95	105	10	189	189	-
Commercial/Other Rents	24	24	-	72	69	(3)
Other Income	40	16	(24)	120	120	-
<b><u>INTEREST INCOME</u></b>						
Interest on Revenue Balances	-	-	-	185	185	-
<b>TOTAL INCOME</b>	<b>7,453</b>	<b>5,535</b>	<b>(1,918)</b>	<b>22,766</b>	<b>22,637</b>	<b>(129)</b>
MANAGEMENT FEE	3,942	3,942	-	11,826	11,826	-
GENERAL FUND SERVICES	-	-	-	2,114	2,114	-
OTHER HRA COSTS	-	-	-	30	30	-
CAPITAL CHARGES	-	-	-	8,681	8,681	-
PROVISION FOR BAD AND DOUBTFUL DEBTS	-	-	-	384	384	-
<b>TOTAL EXPENDITURE</b>	<b>3,942</b>	<b>3,942</b>	<b>-</b>	<b>23,035</b>	<b>23,035</b>	<b>-</b>
<b>CONTRIBUTION TO / (FROM) WORKING BALANCES</b>	<b>3,511</b>	<b>1,593</b>	<b>(1,918)</b>	<b>(269)</b>	<b>(398)</b>	<b>(129)</b>

WORKING BALANCES	2023/2024 FULL YEAR BUDGET	2023/2024 PROJECTED OUTTURN	2023/2024 VARIATION
	£000	£000	£000
<b>BALANCE AT 1ST APRIL</b>	<b>1,399</b>	<b>1,721</b>	<b>322</b>
<b>CONTRIBUTION TO / (FROM) WORKING BALANCES</b>	<b>(269)</b>	<b>(398)</b>	<b>(129)</b>
<b>BALANCE AT 31ST MARCH</b>	<b>1,130</b>	<b>1,323</b>	<b>193</b>

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## Blackpool Council

### Wholly-Owned Companies

#### Covid Support to Council Wholly-Owned Companies

The Coronavirus pandemic led to a number of Council Wholly-Owned Companies (WOCs) facing significant income losses as a result of lockdown and subsequent social distancing restrictions. This impacted both company profitability and cashflow. It looked likely that without Council support some would not be able to recover within a reasonable timeframe, which could leave the Council without an operator for assets of significant financial value and importance to the town and its tourist economy.

In November 2020 the Executive approved the establishment of a £24m Covid Recovery Fund (PH46/2020), £20m plus a 20% contingency, ringfenced for WOCs only, from within the existing Business Loans Fund.

To be eligible to access the Covid Recovery Fund facility companies needed to produce a 5-year Covid recovery plan (2020/21 year + 4) and to demonstrate a cumulative break-even income and expenditure position by the end of year 5 of their recovery plan, or as close as possible to this term.

Loans were offered at a fixed rate over 5 years, thereby providing the WOCs with certainty over future repayments requirements and were tailored to the individual circumstances of the company and its recovery plan, offers being made on either an interest-only basis with balloon principal repayment or with monthly repayments of interest and principal.

To date there have been loan approvals of £16.11m against that facility of which £9.52m has been drawn down. £2.17m of this has subsequently been repaid. The Council's Business Loans Fund Panel monitors progress against the WOCs' respective recovery plans on a regular basis.

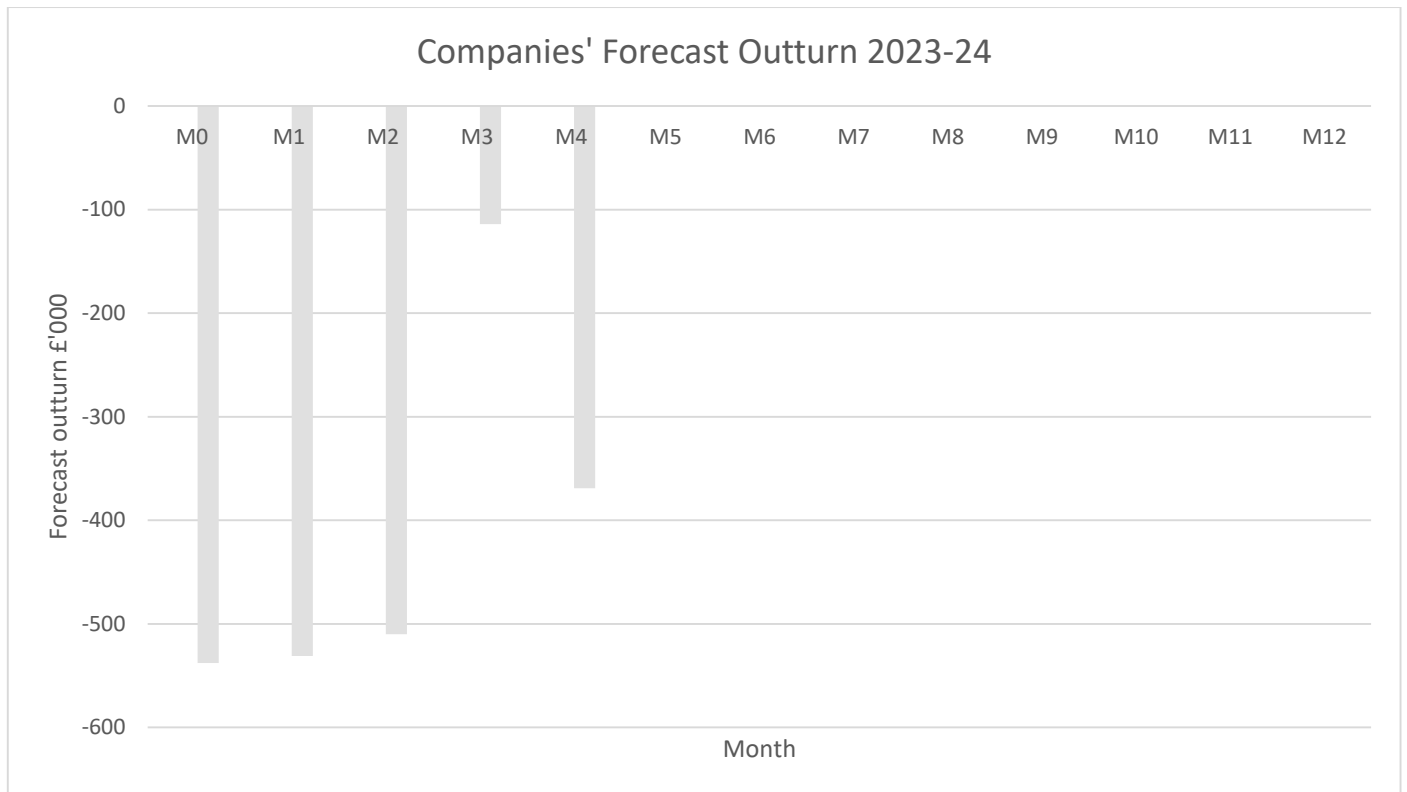
#### Non Covid-related loan support to WOCs

The Council also supports its WOCs' capital spending (capex) requirements where there is a robust business case demonstrating either a valid 'Spend to Save' initiative or an opportunity to spend to generate income. The Council's exposure to principal and capitalised interest in respect of such WOC capex loans is currently £45.28m.

There are currently no short-term cash flow loans outstanding in respect of Council Wholly-owned companies.

#### Wholly-owned companies financial performance as at Month 4 2023/24

The consolidated forecast financial position of the Council's wholly-owned subsidiary companies is a loss of £0.369m based on their Month 4 financial monitoring reports. This represents a deterioration of £0.255m from the position reported at Month 3. This is largely due to a change in the accounting treatment of depreciation on revalued assets in one company following completion of the 2022/23 audit of financial statements. There have also been both small improvements in some forecasts and small deteriorations in others.



The Council has taken advice from CIPFA regarding the proper accounting treatment in respect of company forecast losses. CIPFA has advised that the Council does not need to include the forecast losses in its forecast revenue outturn; the company losses will be included in the Council's consolidated financial position.

# Blackpool Council

## Budget Savings Target 2023/24

Summary of progress as at 31<sup>st</sup> July 2023.

	Target	Achieved	Not yet achieved	To be achieved before year-end	Not able to be achieved	Amount of saving not yet found recurrently
	£000	£000	£000	£000	£000	£000
<b><u>Recurrent Savings</u></b>						
Corporate Services	12,975	(11,269)	<b>1,706</b>	(1,706)	<b>0</b>	<b>9,946</b>
Adult Services	3,337	(1,908)	<b>1,429</b>	0	<b>1,429</b>	<b>1,429</b>
Chief Executive	159	(30)	<b>129</b>	(129)	<b>0</b>	<b>0</b>
Children's Services	2,044	0	<b>2,044</b>	(1,278)	<b>766</b>	<b>1,494</b>
Governance & Partnership Services	507	(91)	<b>416</b>	(416)	<b>0</b>	<b>0</b>
Community & Environmental Services	367	0	<b>367</b>	(367)	<b>0</b>	<b>0</b>
Outside Cash Limit	1,349	(275)	<b>1,074</b>	(1,074)	<b>0</b>	<b>0</b>
Public Health	0	0	<b>0</b>	0	<b>0</b>	<b>0</b>
Communications & Regeneration	497	(215)	<b>282</b>	(282)	<b>0</b>	<b>0</b>
Growth & Prosperity	1,510	0	<b>1,510</b>	(1,510)	<b>0</b>	<b>0</b>
Resources	650	(475)	<b>175</b>	(175)	<b>0</b>	<b>0</b>
<b>Recurrent Saving</b>	<b>23,395</b>	<b>(14,263)</b>	<b>9,132</b>	<b>(6,937)</b>	<b>2,195</b>	<b>12,869</b>

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**2023/24 CAPITAL MONITORING  
MONTH 4**

Forecast scheme variance underminable at this stage Key:

		Spend as at 31/3/23	Budget Brought Forward 2022/23	Capital Programme 2023/24	Total Available Budget 2023/24	Spend to Date April - July	Forecast to Year End	Forecast Variance
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Director Responsible for Resources</b>								
<b>Property and Asset Management</b>								
Central Business District Phase 1	40,432	38,142	2,290	-	2,290	-	2,290	-
ICT Refresh	924	-	-	924	924	12	912	-
Core CCTV Replacement	2,000	1,179	821	-	821	-	821	-
Finance, HR, Payroll System	3,225	2,535	187	503	690	381	309	-
Central Library/ Grundy Gallery Roof	525	188	337	-	337	279	58	-
South King Street	597	320	277	-	277	231	46	-
Other Resources Schemes	828	-	208	620	828	136	692	-
<b>Total Resources</b>	<b>48,531</b>	<b>42,364</b>	<b>4,120</b>	<b>2,047</b>	<b>6,167</b>	<b>1,039</b>	<b>5,128</b>	<b>-</b>
<b>Director Responsible for Adult Services</b>								
Support to Vulnerable Adults - Grants	2,384	-	398	1,986	2,384	507	1,877	-
I-Switch	-	-	-	-	-	-	-	-
Other Adult Services Schemes	2,561	1,233	770	558	1,328	12	1,316	-
<b>Total Adult Services</b>	<b>4,945</b>	<b>1,233</b>	<b>1,168</b>	<b>2,544</b>	<b>3,712</b>	<b>519</b>	<b>3,193</b>	<b>-</b>
<b>Director Responsible for Community and Environmental Services</b>								
Anchorsholme Seawall	30,966	26,632	4,334	-	4,334	8	4,326	-
Coastal Protection Strategy 2021-2025	61,265	1,206	94	7,790	7,884	2	7,882	-
Coastal Protection Studies	4,520	3,562	958	-	958	51	907	-
Beach Nourishment	57,010	-	-	500	500	17	483	-
Others	1,101	498	396	207	603	449	154	-
<b>Total Community and Environmental Services</b>	<b>154,862</b>	<b>31,898</b>	<b>5,782</b>	<b>8,497</b>	<b>14,279</b>	<b>527</b>	<b>13,752</b>	<b>-</b>

**2023/24 CAPITAL MONITORING  
MONTH 4**

		Spend as at 31/3/23	Budget Brought Forward 2022/23	Capital Programme 2023/24	Total Available Budget 2023/24	Spend to Date April - July	Forecast to Year End	Forecast Variance
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Chief Executive</b>								
<b>Housing</b>								
Foxhall Village	12,797	13,471	(674)	-	(674)	-	(674)	-
Work towards Decent Homes Standard	3,985	-	-	3,985	3,985	731	3,254	-
Queens Park Redevelopment Ph2	13,453	13,453	-	-	-	(386)	386	-
Troutbeck Redevelopment	11,970	11,675	295	-	295	(81)	376	-
Grange Park	24,206	11,776	190	12,240	12,430	3,153	9,277	-
Dunsop Court	1,233	1,227	6	-	6	41	(35)	-
Feasibility/ Infill site	2,750	231	2,389	130	2,519	-	2,519	-
Haweside Masterplan	562	82	480	-	480	-	480	-
Garstang Road West	3,495	3,495	-	-	-	(133)	133	-
Acquisition and Refurbishment	4,871	1,775	3,096	-	3,096	35	3,061	-
Others	7,101	-	-	7,101	7,101	-	7,101	-
<b>Total Chief Executive</b>	<b>86,423</b>	<b>57,185</b>	<b>5,782</b>	<b>23,456</b>	<b>29,238</b>	<b>3,360</b>	<b>25,878</b>	<b>-</b>
<b>Director Responsible for Communications and Regeneration</b>								
<b>Regeneration</b>								
College Relocation/Illumination Depot	13,505	13,924	(519)	100	(419)	-	(419)	-
Leisure Assets	68,579	66,346	2,233	-	2,233	806	1,427	-
Conference Centre	30,562	31,025	(463)	-	(463)	9	(472)	-
CBD Phase 2 - Hotel	24,500	24,213	287	-	287	2,382	(2,095)	-
CBD Phase 3	99,750	14,631	85,119	-	85,119	9,245	75,874	-
Land Release Fund	3,204	845	2,359	-	2,359	7	2,352	-
Enterprise Zone	29,720	15,123	14,597	-	14,597	431	14,166	-
Town Centre Parking Strategy	16,000	1,889	14,111	-	14,111	134	13,977	-
Museum	9,653	8,016	1,637	-	1,637	1,192	445	-
Abingdon Street Market	3,634	4,067	(433)	-	(433)	159	(592)	-
HoundsHill Ph2	20,190	13,879	6,311	-	6,311	2,379	3,932	-
Heritage Action Zone	1,566	1,179	387	-	387	82	305	-
Devonshire Road Hospital Land	1,447	1,447	-	-	-	-	-	-
Town Deal	57,190	5,888	51,302	-	51,302	2,532	48,770	-
Land Acqn Alfred, Leopold & Adelaide Streets	1,790	1,787	3	-	3	4	(1)	-
Marks and Spencers Acquisition	4,800	4,687	113	-	113	-	113	-
Town Centre Investments	57,100	51,208	5,892	-	5,892	(100)	5,992	-
Multi-Storey Car Park	1,782	-	-	1,782	1,782	187	1,595	-
<b>Transport</b>								
Local Transport Plan 2021/22	2,630	2,630	-	-	-	-	-	-
Local Transport Plan Project 30 2021/22	283	283	-	-	-	-	-	-
Local Transport Plan 2022/23	2,690	413	2,277	-	2,277	294	1,983	-
Local Transport Plan Project 30 2022/23	223	223	-	-	-	-	-	-
Local Transport Plan 2023/24	2,690	-	-	2,690	2,690	-	2,690	-
Local Transport Plan Project 30 2023/24	223	-	-	223	223	-	223	-
Blackpool/Fleetwood Tramway	99,990	99,990	-	-	-	-	-	-
Tramway Extension	17,054	16,780	274	-	274	356	(82)	-
Tramway Refurbishment	1,053	713	340	-	340	-	340	-
<b>Total Communications and Regeneration</b>	<b>571,808</b>	<b>381,186</b>	<b>185,827</b>	<b>4,795</b>	<b>190,622</b>	<b>20,099</b>	<b>170,523</b>	<b>-</b>

**2023/24 CAPITAL MONITORING  
MONTH 4**

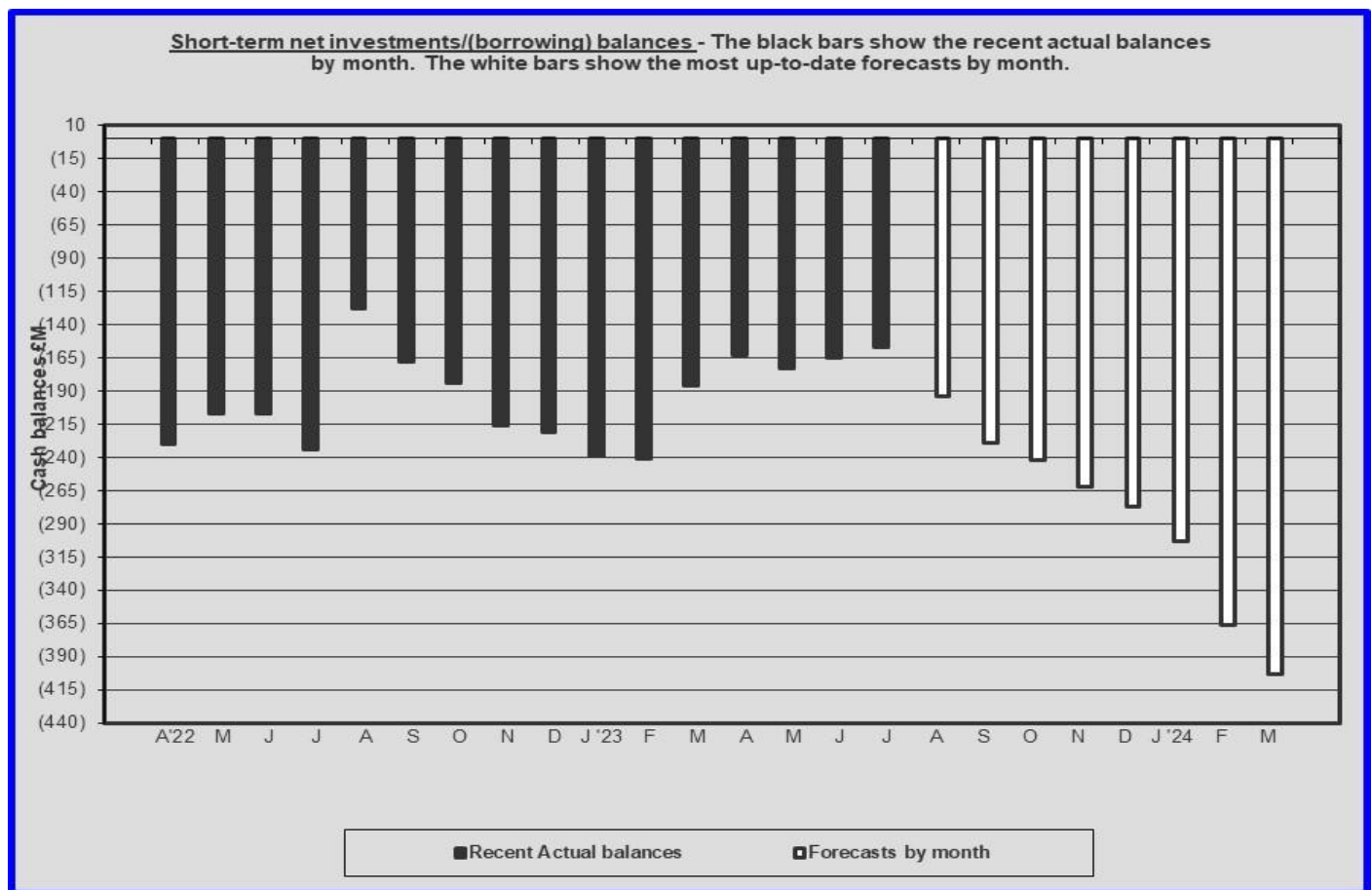
		Spend as at 31/3/23	Budget Brought Forward 2022/23	Capital Programme 2023/24	Total Available Budget 2023/24	Spend to Date April - July	Forecast to Year End	Forecast Variance
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Director Responsible for Children's Services</b>								
Devolved Capital to Schools	846	711	135	-	135	2	133	-
Park Expansion	610	412	198	-	198	-	198	-
Basic Need	1,309	3	933	373	1,306	-	1,306	-
Condition	1,878	527	845	506	1,351	23	1,328	-
Pegasus Expansion	800	9	791	-	791	-	791	-
Others	1,852	152	611	1,089	1,700	98	1,602	-
<b>Total Children's Services</b>	<b>7,295</b>	<b>1,814</b>	<b>3,513</b>	<b>1,968</b>	<b>5,481</b>	<b>123</b>	<b>5,358</b>	<b>-</b>
<b>CAPITAL TOTAL</b>	<b>873,864</b>	<b>515,680</b>	<b>206,192</b>	<b>43,307</b>	<b>249,499</b>	<b>25,667</b>	<b>223,832</b>	<b>-</b>

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## Blackpool Council

Cash summary - budget, actual and forecast:

CASH FLOW - SUMMARY - 23/24							
FULL YEAR CASH FLOW ORIGINAL BUDGET (*)	APR-JUL CASH FLOW ORIGINAL BUDGET (*)	APR-JUL CASH FLOW ACTUAL	AUG-MAR CASH FLOW FORECAST	(* ) THE CASH FLOW BUDGET IS CONSISTENT WITH THE REVENUE BUDGET AND THE CAPITAL PROGRAMME IN TOTAL. THE BUDGETED CASH FLOW PHASING IS BASED ON DETAILED EXPECTATIONS AND PAST EXPERIENCE	APR-JUL MORE / (LESS) CASH ACTUAL vs ORIGINAL BUDGET	AUG-MAR MORE / (LESS) CASH FORECAST vs ORIGINAL BUDGET	FULL YEAR MORE / (LESS) AS NOW FORECAST vs ORIGINAL BUDGET
£M	£M	£M	£M		£M	£M	£M
42	13	10	28	<b>RECEIPTS</b>			
118	41	36	74	Housing Benefit & Subsidy	(3)	(1)	(4)
22	7	6	18	Council tax and NNDR	(5)	(3)	(8)
46	16	40	28	VAT	(1)	3	2
136	25	78	72	RSG & BRR	24	(2)	22
149	48	50	101	Other Grants	53	(39)	14
-	-	-	-	Other Income	2	-	2
25	25	84	47	Money Market Transactions Received	-	-	-
				Receipt of Loans	59	47	106
538	175	304	368	<b>RECEIPTS - NORMAL ACTIVITIES</b>	129	5	134
				<b>PAYMENTS</b>			
12	4	4	9	Police & Fire	-	(1)	(1)
430	125	149	288	General Creditors	(24)	17	(7)
-	-	-	-	RSG & BRR	-	-	-
127	43	42	85	Salaries & wages	1	(1)	-
37	12	11	24	Housing Benefits	1	1	2
-	-	-	-	Money Market Transactions Paid Out	-	-	-
606	184	206	406	<b>PAYMENTS - NORMAL ACTIVITIES</b>	(22)	16	(6)
<b>(68)</b>	<b>(9)</b>	<b>98</b>	<b>(38)</b>	<b>NET CASH FLOW IN/(OUT)</b>	<b>107</b>	<b>21</b>	<b>128</b>
A	B	C	D		= C less B	= D less (A-B)	

Cash - short-term net investments/(borrowing) balances:

**Commentary on Cash Movements during the year:**

The summary on the previous page provides a comparison of the actual cash receipts and payments compared to the forecasted cash receipts and payments.

During the first four months of the year, the Council's net cashflow resulted in fluctuations in short-term net investment/borrowing balances due to the receipt of up-front grant income in this financial year. The Council fixed £125m of temporary loans in August 2022 at around 3.0%, which resulted in an increase in investment balances and over the next few months, short-term borrowing will be repaid using the fixed-term borrowing taken.

The chart of actual and forecast month-end balances shows temporary investment and borrowing levels throughout the year. The forecast shows the level of borrowing that may be required to cover planned and approved capital expenditure up to 31<sup>st</sup> March 2024. However, it is likely that the council will take out some long-term borrowing to cover some of this expenditure part way through 2023/24.

## Blackpool Council

Balance Sheet / Working Capital:

BALANCE SHEET 2023/24				
LAST Y/END		CURRENT	CHANGE	NEXT Y/END
Draft Unaudited 31 Mar 23		31 Jul 23	Movement since 31 Mar 23	31 Mar 24
£000s		Actual £000s	£000s	Forecast £000s
588,919	Property, Plant and Equipment	614,586	25,667	675,287
279,731	Infrastructure Assets	280,333	602	263,731
8,540	Heritage Assets	8,540	-	8,600
2,401	Intangible Assets	2,344	(57)	2,171
27,399	Long-term Investments	28,149	750	29,650
77,306	Long-term Debtors	79,543	2,237	81,353
	Current Assets			
76,398	Debtors	78,920	2,522	75,000
836	Inventories	894	58	800
14,284	Cash and cash equivalents	15,024	740	15,000
<b>1,075,814</b>	<b>Total Assets</b>	<b>1,108,333</b>	<b>32,519</b>	<b>1,151,592</b>
	Current Liabilities			
(200,475)	Borrowing Repayable within 12 months	(182,200)	18,275	(200,000)
(81,762)	Creditors	(79,500)	2,262	(82,000)
	Long-term Liabilities			
(196,052)	Borrowing Repayable in excess of 12 months	(196,052)	-	(185,000)
(90,961)	Long-term Creditors	(90,961)	-	(88,131)
(50,576)	Capital Grants in Advance	(50,576)	-	(40,000)
(6,106)	Provisions	(6,152)	(46)	(6,100)
(62)	Other Long-term Liabilities	(62)	-	(62)
<b>449,820</b>	<b>Total Assets less Liabilities</b>	<b>502,830</b>	<b>53,010</b>	<b>550,299</b>
(82,888)	Usable Reserves	(73,229)	9,659	(69,649)
(366,932)	Unusable Reserves	(429,601)	(62,669)	(480,650)
<b>(449,820)</b>	<b>Total Reserves</b>	<b>(502,830)</b>	<b>(53,010)</b>	<b>(550,299)</b>

Commentary on the key issues:

In order to provide a complete picture of the Council's financial performance, the above table provides a snapshot of the General Fund balance sheet as at the end of month 4. The key areas of focus are any significant movements in debtors, cash and cash equivalents, bank overdraft and creditors as these impact upon the Council's performance in the critical areas of debt recovery, treasury management and Public Sector Payment Policy.

The balance sheet has been prepared under International Financial Reporting Standards (IFRS/IAS's). Each year an accounting adjustment under IAS 19 is made for the value of the pension fund at year-end. In 2022/23, for the first time, this produced a pension asset rather than a pension liability. Based on the latest advice from the Pension Fund the Council has not recognised the pension asset. However this is currently under review and therefore the figure is subject to change. Any change will also affect the unusable reserves. Usable reserves include unallocated General Fund reserves and revenue reserves. Unusable reserves are those that the Council is not able to use to provide services. This category includes reserves that hold unrealised gains and losses (for example the Revaluation Reserve), where amounts would only become available to provide services if the assets were sold.

Due to statutory changes regarding the accounting treatment of infrastructure assets which were approved in Parliament in late November 2022, the 2020/21 and 2021/22 accounts have not yet been signed off by the Council's external auditor. The audits are still ongoing and as soon as they are completed the 2022/23 balance sheet may require amendment, therefore the figures above should be treated as draft.

Over the 4-month period there has been an increase in Property, Plant and Equipment of £25.7m due to capital expenditure which is in line with the Council's approved capital programme for 2023/24. Short-term borrowing has reduced by £18.3m due to the timing of capital and revenue grants.



<b>Report to:</b>	<b>EXECUTIVE</b>
<b>Relevant Officer:</b>	Antony Lockley, Director of Strategy and Assistant Chief Executive
<b>Relevant Cabinet Member:</b>	Councillor Mark Smith, Cabinet Member for Levelling Up Place
<b>Date of Meeting:</b>	16 October 2023

## SELECTIVE LICENSING IN EIGHT WARDS OF BLACKPOOL

### 1.0 Purpose of the report:

- 1.1 To request approval from the Executive to consult on and then introduce a Selective Licensing scheme (subject to Secretary of State Confirmation) in the central area of Blackpool, covering the eight key wards of Bloomfield, Brunswick, Claremont, Talbot, Tyldesley, Warbreck, Waterloo and Victoria. Selective Licensing requires that, other than very limited exceptions, all privately rented properties are required to be licensed.
- 1.2 A new Selective Licensing scheme for the Central area will require Secretary of State confirmation, which, in accordance with the regulations, would be sought after the Council has undertaken a full consultation on the scheme.

### 2.0 Recommendation(s):

- 2.1 To approve in principle the designation of a Selective Licensing scheme for the eight wards as set out in the report including any minor amendments proposed to the scheme as a result of public consultation, with effect from at least 3 months after the published decision date in accordance with the regulations, and subject to Secretary of State confirmation.
- 2.2 To delegate to the Cabinet Member for Levelling up Placeto approve the submission of the Select Licensing to the Secretary of State by the Head of Housing, subject to the completion of the process outlined in 2.1 and no significant objections being received or amendments proposed during the consultation period.
- 2.3 To approve that in the event of any significant amendments to the scheme that these amendments be brought back to Executive before submission to Secretary of State.

**3.0 Reasons for recommendation(s):**

- 3.1 Blackpool Council has recognised for a long time the intrinsic link between poor quality private rented accommodation and deprivation, and in March 2022, Blackpool was identified by Central Government as the first Levelling Up area, reflecting the urgent and pressing need for public sector intervention to address the impact and consequences of a dysfunctional Private Rented Sector housing market in inner Blackpool.
- 3.2 Too much of the private rented housing stock within Blackpool is of poor quality, and this is particularly acute within the central area (evidence obtained through the Department for Levelling Up, Housing and Communities funded Decent Homes Pilot shows that at least one in every three private rented properties in this area upon inspection contain at least one Category One Hazard – the most serious potential risk of harm). The areas proposed have been selected due to them falling within the top 10 most deprived wards in Blackpool, combined with the 8 highest proportions of Private Rented Sector stock within their ward boundaries ranging from 35% to 57% per ward.
- 3.3 Selective licensing is a key component of the Council’s approach to address issues commonly occurring as a result of poor quality privately rented accommodation; it can improve the quality of management in privately rented homes and decrease levels of deprivation in these areas, which are amongst the most deprived in England, and help improve the quality of life for local residents.
- 3.4 Selective Licensing can help to get behind the front doors of some of the most vulnerable and can improve community stability and create more desirable places to live. Selective licensing can also offer an opportunity to provide advice to landlords on effective management.
- 3.5 Blackpool Council has designated schemes previously in Central, South Beach and Claremont. Whilst area based improvements were noticed, these were only short term and it was evident that these improvements would not be sustained without further licensing over a longer period of time and this is an opportunity to take a more comprehensive approach.
- 3.6 The income generated from the scheme will provide additional resource to commence inspections across the area at pace, to tackle some of the most poorly managed properties across the town, and also support to more vulnerable tenants.
- 3.7 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No
- 3.8 Is the recommendation in accordance with the Council’s approved budget? Yes

#### **4.0 Other alternative options to be considered:**

4.1 No alternative options are available to tackle the depth and scale of the problem of poorly managed privately rented properties in this area. Selective Licensing will be used alongside all other tools and powers available to the Council.

#### **5.0 Council priority:**

5.1 The relevant Council priority is both:

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

#### **6.0 Background information**

6.1 Part 3 of the Housing Act 2004 enables local authorities to introduce a selective licensing designation where they can demonstrate that there are a large number of privately rented homes that are being poorly managed, and that this is causing problems for the tenants or members of the public. If the scheme is approved, each affected property in the proposed area will be required to obtain a licence and comply with the licence conditions. Licence conditions include ensuring the property is safe and that all safety certificates can be provided including fire safety. All landlords must be ‘fit and proper’ and be able to demonstrate that they are fit to be a landlord. Landlords must be able to demonstrate that they have adequate procedures in place to manage any anti-social behaviour from their tenants and they are aware of their tenants’ rights.

Selective Licensing schemes are designed to be self-financing. No profit would be generated for the Council as a result of these schemes. Fees can be spent on all elements of administration of the scheme including processing licence applications; invoicing for fees; Housing Officer time arranging inspections and conducting the inspections assessing whether the Licence Holder has complied with Licence Conditions. The Council also proposes to trial the introduction of “Tenancy Support Officers” to assist landlords in supporting their most vulnerable tenants – again based on feedback from landlords when consulting on previous schemes. The team at Department for Levelling Up Housing and Communities (DLUHC) who are responsible for making recommendations to either approve or reject Selective Licensing applications (to the Secretary of State) is very supportive of this approach.

6.2 Since April 2015 local authorities have been required to seek Secretary of State confirmation for any new Selective Licensing schemes where more than 20% of privately rented homes in a borough will be included in a proposal. Local Authorities must be able to demonstrate that a range of conditions are evidenced, and defined processes are followed otherwise the scheme will not be approved. Local authorities can designate a scheme on several criteria: Poor

housing condition; Anti-social behaviour; crime; migration and deprivation. For this scheme the most relevant criteria are poor housing condition and deprivation.

- 6.3 Selective Licensing can help to improve management of privately rented properties. It can also help to decrease levels of deprivation, anti-social behaviour and crime, and help to stabilise communities. The 2019 Indices of Multiple Deprivation revealed Blackpool was ranked the most deprived area out of 317 districts and unitary authorities in England, when measured by the rank of average Lower Super Output Area rank and also by two of the other four measures. In total, 39 (41.5%) of the lower super output areas in the authority are among the 10% most deprived in the country, of which 8 are also in the top 10 most deprived neighbourhoods in the whole of England.
- 6.4 Improving the quality of private sector properties is a key strategic housing objective for Blackpool Council. The private rented sector now accounts for 31% of Blackpool's total housing stock (up from 26% 5 years ago) – compared to the national average of 21%, and therefore it is crucial that a high standard of accommodation and management is available for Blackpool residents in this sector.
- 6.5 Evidence from the Department for Levelling Up, Housing and Communities (DLUHC) funded Blackpool Enforcement Pilot has shown already that the majority of properties inspected in this area do not meet licensing conditions due to the lack of essential certificates and tenant information – some examples of this are no Anti-Social Behaviour Management Plans, how the landlord will deal with repairs, effective processes for the removal of refuse - and findings also show that more than 50% also contain at least one Category 1 hazard, risk assessed using the Housing Health and Safety Rating System (HHSRS).
- 6.6 Blackpool Council wishes to use all tools and powers available to it, and selective licensing is one of those tools which has been shown to provide effective and immediate results.
- 6.7 A full ten week consultation will be conducted which would also include consultation on a range of potential discounts including for early application; meeting The Blackpool Standard and evidence of an EPC rating of C or above.
- 6.8 Does the information submitted include any exempt information? No

## **7.0 List of Appendices:**

- 7.1 Appendix 3a – Proposed Licence Conditions and Map of Proposed Area.

## **8.0 Financial considerations:**

8.1 Fees will be set so that the scheme is self-financing, with the fees reflecting the costs to the local authority of administering the scheme. If a landlord chooses not to apply for a licence then they may be prosecuted or issued with a Civil Penalty Notice or Rent Repayment Order for failure to licence. Due to efficiencies in online processing, and being mindful on the cost of living pressures on all parts of the housing sector, it is the Council's intention to set a fee level slightly below the rates previously charged.

## **9.0 Legal considerations:**

9.1 Part 3 of the Housing Act 2004 sets out the legislative framework for Selective Licensing. Section 80 of the Housing Act 2004 allows the local authority to designate an area of their district or an area in their district as subject to selective licensing.

## **10.0 Risk management considerations:**

10.1 If not approved we would not be able to access properties at scale in this way to tackle poor management from landlords and support the most vulnerable tenants.

## **11.0 Equalities considerations:**

11.1 An Equalities Impact Assessment has been completed and there is no expected impact for any groups with protected characteristics to be disproportionately affected as a result of this scheme.

## **12.0 Equalities considerations and the impact of this decision for our children and young people:**

12.1 By taking this approach we will identify a large number of properties with a SAP Rating below C and work with landlords to improve the energy efficiency of their properties.

## **13.0 Internal/external consultation undertaken:**

13.1 The scheme will be subject to a statutory ten week consultation as set out in Part 3 Housing Act 2004.

## **14.0 Background papers:**

14.1 None.

**15.0 Key decision information:**

- 15.1 Is this a key decision? Yes
- 15.2 If so, Forward Plan reference number: 14/2023
- 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: 6 October 2023 Date approved:

**18.0 Declarations of interest (if applicable):**

18.1

**19.0 Summary of Discussion:**

19.1

**20.0 Executive decision:**

20.1

**21.0 Date of Decision:**

21.1

**22.0 Reason(s) for decision:**

22.1

**23.0 Date Decision published:**

23.1

**24.0 Alternative Options Considered and Rejected:**

24.1

**25.0 Executive Members in attendance:**

25.1

**26.0 Call-in:**

26.1

**27.0 Notes:**

27.1

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**Blackpool Council Proposed Selective Licensing Conditions and Map of Proposed Area.**

**Eight Inner Wards of Bloomfield, Brunswick, Claremont, Talbot, Tyldesley, Warbreck, Waterloo and Victoria.**

**2024-2029**



## Contents

### Selective Licensing Scheme Conditions

This document constitutes Appendix 1 of any Licence granted by Blackpool Council under the selective licensing of Private Sector Rented Houses designation applicable to the wards of eight inner wards of Bloomfield, Brunswick, Claremont, Talbot, Tyldesley, Warbreck, Waterloo and Victoria.

It includes both the conditions specified in Schedule 4 of Housing Act 2004, together with such additional conditions which Blackpool Council consider appropriate for regulating the management, use and occupation of the house which is to be licensed and are imposed under sections 90 and 91 of the Housing Act 2004.

### Important Notice

It is the Licence Holder's responsibility to ensure compliance with the requirements of all the Licence conditions set out in this document. Failure to do so may result in prosecution for breach of Licence conditions, service of a civil penalty of up to £30,000 in respect each Licence condition breach; and/or the revocation of the Licence.

The Licence Holder, as the person to whom this Licence has been granted, is responsible for ensuring compliance with its conditions at all times, and that any person acting on their *behalf* in the management of the house is made aware of, and complies with, the obligations and responsibilities set out in this document.

### Part I PERMITTED OCCUPATION

Condition 1 Requirement for Works to be Carried Out

### Part II PROPERTY MANAGEMENT

- Condition 2 Gas Safety
- Condition 3 Electrical Installation and Safety
- Condition 4 Furniture and Furnishing
- Condition 5 Storage and Disposal of Household Waste
- Condition 6 Pests
- Condition 7 Water Supply and Drainage
- Condition 8 External Areas

### Part III TENANCY MANAGEMENT

- Condition 9 Tenancy Agreements
- Condition 10 Terms of Occupation
- Condition 11 Tenants' Rights
- Condition 12 Licence Holder/Manager Details
- Condition 13 Complaints Procedure
- Condition 14 Anti-Social Behaviour and Damage
- Condition 15 References

## **Part IV FIRE SAFETY**

Condition 16 Smoke Alarms

Condition 17 Carbon Monoxide Alarm

Condition 18 Fire Safety Compliance

Condition 19 Fire Risk Assessment

## **Part V GENERAL**

Condition 20 Changes and Alterations

Condition 21 Management

Condition 22 Training

## **Part I PERMITTED OCCUPATION**

### **Condition 1 - Requirement for Works to be Carried Out**

1. The Licence Holder must ensure that:
  - 1.1 The Licence Holder must ensure that if the Authority specify any works as necessary to be carried out as a condition of the grant of this Licence, then such works are carried out within the time period so specified.

## **Part II PROPERTY MANAGEMENT**

### **Condition 2 - Gas Safety**

2. The Licence Holder must ensure that:
  - 2.1 If gas is supplied to the House a copy of the current gas safety certificate obtained in respect of the House within the last 12 months is provided to the Authority annually for their inspection.
  - 2.2 The certificate states that it covers the complete gas installation including: supply pipes, flues, gas appliances and that they are safe to be operated.
  - 2.3 That each year an annual inspection of the House is undertaken by a suitably qualified and experienced gas engineer in accordance with the requirements of the Gas Safety (Installation and Use) Regulations 1998, or any subsequent amended regulations. Any defects noted on the certificate must be promptly rectified and certified as satisfactory.

### **Condition 3 - Electrical Installation and Safety**

3. The Licence Holder must ensure that:
  - 3.1 Every electrical appliance which is provided by the Licence Holder for the use of a tenant is, and always remains in, a safe condition and the Licence Holder shall ensure that a record of visual inspections and tests is maintained.
  - 3.2 The Licence Holder shall supply to the Authority within 7 days of its demand the record of visual inspections and tests.
  - 3.3 The Licence Holder shall supply to the Authority within 7 days of its demand a declaration as to the safety of electrical appliances.
  - 3.4 The Licence Holder shall ensure that every fixed electrical installation is inspected and tested at intervals not exceeding 5 years by a person competent to undertake such inspection and testing.
  - 3.5 The Licence Holder shall obtain from the person conducting that inspection and testing a report specifying the results of the inspection and testing.
  - 3.6 The Licence Holder shall supply to the Authority within 7 days of its demand any such report

### **Condition 4 - Furniture and Furnishing**

4. The Licence Holder must ensure that:

- 4.1 Every item of upholstered furniture, including: sofas, chairs, children's furniture, beds, upholstered headboards, or garden furniture; together with all soft furnishings, including: mattresses, seat pads, cushions or pillows which are supplied to a tenant must comply with the relevant safety tests as prescribed under the Furniture and Furnishings (Fire Safety) Regulations 1988 (as amended), or any later amended regulations.
- 4.2 All items of furniture supplied are, and remain, labelled to show that they comply with the relevant safety tests.
- 4.3 Upon receiving a demand by the Authority to provide a declaration as to the safety of such furniture and soft furnishings, such is provided within 14 days.

### **Condition 5 - Storage and Disposal of Household Waste**

5. The Licence Holder must ensure that:
  - 5.1 Arrangements are made that comply with any scheme which the Authority adopt in connection with the storage and collection of household waste at Houses pending collection.
  - 5.2 Where no such scheme has been adopted, that suitable refuse and re-cycling containers are provided on a scale sufficient for the number of tenants.
  - 5.3 Any necessary supplementary arrangements for the disposal or refuse and recyclable materials from the House are made having regard to the services provided by the Authority.
  - 5.4 If within the curtilage of the House there is insufficient space to store refuse, waste and recyclable materials, adequate arrangements for extra collections of such are made.
  - 5.5 Each tenant is informed in writing, at the start of their tenancy, of the days on which refuse, and recycling collection happens.

### **Condition 6 - Pests**

6. The Licence Holder must ensure that:
  - 6.1 Reasonable precautions are taken to ensure that the House, together with its curtilage and garden are, so far as is practicable, kept free from pest infestation.
  - 6.2 Within 7 days of becoming aware of any pest infestation, adequate steps are taken with a view to effectively controlling such infestation.

### **Condition 7 - Water Supply and Drainage**

7. The Licence Holder must ensure that:

- 7.1 Adequate measures are taken to ensure that there is no unreasonable interruption in the supply of water to the House.
- 7.2 Sufficient steps are taken to ensure that the drainage system at the House is kept free of obstructions.

### **Condition 8 - External Areas**

8. The Licence Holder must ensure that:
  - 8.1 The exterior of the House is maintained in a reasonable and decorative order and state of repair, and any garden, forecourt, yard, or passageway within the curtilage of the House is kept in a reasonably clean and tidy condition.
  - 8.2 If a tenant, or a member of their household, or their visitor causes a breach of condition 8.1 above, steps are immediately taken to address the matter including a written warning being given to the tenant within 14 days of it coming to the attention of the Licence Holder.
  - 8.3 A copy of any written warnings that have been given to a tenant is provided to the Authority within 7 days of a request being made to see the same.

## **Part III TENANCY MANAGEMENT**

### **Condition 9 - Tenancy Agreements**

9. The Licence Holder must ensure that:
  - 9.1 At the start of each tenancy, or licenced period of occupation, the tenant is provided with a written agreement which clearly sets out the terms upon which the tenant is permitted to occupy the House.

### **Condition 10 - Terms of Occupation**

10. The Licence Holder must ensure that:
  - 10.1 If occupancy levels exceed those permitted by the Licence then, upon becoming aware of this, all reasonable lawful steps are taken to ensure that the number of occupiers is reduced to the permitted level as soon as is reasonably practicable.
  - 10.2 The occupiers of the house are supplied with a written statement of the terms on which they occupy it.

### **Condition 11 - Tenants' Rights**

11. The Licence Holder must ensure that each tenant's legal rights are observed, which includes but is not limited to:
  - 11.1 Giving reasonable notice to complete repairs, and 24 hours' notice prior to inspections of the premises which are occupied by the tenant.
  - 11.2 Terminating a tenancy or licensed period of occupation in a lawful manner.

### **Condition 12 - Licence Holder/Manager Details**

12. The Licence Holder must ensure that:
  - 12.1 An information pack is given to all new tenants providing the name, address, telephone number and email address, together with the emergency contact telephone number of the person managing the property at the start of the tenancy.
  - 12.2 If any of the above details change, the notice is amended from time to time so that the correct up to date information is given.
  - 12.3 In the event that their contact details change (email address, postal address or mobile telephone number) the Licence Holder must ensure the Council team running the scheme is made aware.

### **Condition 13 - Complaints Procedure**

13. The Licence Holder must ensure that:
  - 13.1 They have a written complaints procedure concerning the management and conditions of the property, a copy of which is given to the tenant at the start of their tenancy.

### **Condition 14 - Anti-Social Behaviour and Damage**

14. The Licence Holder shall ensure that:
  - 14.1 All reasonable and practicable steps are taken to prevent or reduce anti-social behaviour or criminality by the tenants or occupiers of the property, together with their visitors.
  - 14.2 In particular, if acts of anti-social behaviour occur at the property in breach of the terms of the tenancy or licence agreement, they take appropriate steps to address this which may, in the case of serious or repeated anti-social behaviour, mean commencing possession proceedings.
  - 14.3 Records are kept of what action is taken which are provided to the Authority within 7 days of a request to see them.

### **Condition 15 – References**

15. The Licence Holder must ensure that:
  - 15.1 References are demanded for new occupiers before entering into any occupancy agreement with them or allowing them to occupy the premises. Where obtained, copies of these references shall be kept for the duration of this licence and made available to the Authority within seven (7) days of the Authority's demand.



## **Part IV FIRE SAEFTY**

### **Condition 16 - Smoke Alarms**

16. The Licence Holder must ensure that:
  - 16.1 There must be at least one smoke alarm installed on each storey of the property on which there is a room used wholly or partly as living accommodation.
  - 16.2 Each smoke or heat detector and alarm system is periodically inspected so as to ensure that they are maintained in proper working order.
  - 16.3 Within 14 days of receipt of a demand by the Authority to see copies of any inspection or maintenance certificates, or confirmation of the location and positioning of the smoke or heat detectors and alarm system, such are provided within 14 days of the demand.

### **Condition 17 - Carbon Monoxide Alarm**

17. The Licence Holder must ensure that:
  - 17.1 A carbon monoxide alarm is installed in any room in the property which is used wholly or partly as living accommodation and contains a gas or solid fuel burning combustion appliance.
  - 17.2 Such an alarm is kept in proper working order; and that the authority is supplied with, on demand, a declaration by them as to the condition and positioning of any such alarm.
  - 17.3 Adequate checks are carried out before each tenancy commences so as to ensure that each combustion appliance is in proper working order on the day the tenancy begins.

### **Condition 18 - Fire Safety Compliance**

18. The Licence Holder must ensure that:
  - 18.1 The House complies with the current version of the Local Authorities Coordinators of Regulatory Services ("LACORS") Fire Safety Guidance or demonstrates to the satisfaction of the Authority that a reasonable and suitable alternative is in place.
  - 18.2 No deviation from the LACORS' Fire Safety Guidance which lowers the protection afforded at the House takes place before the Authority have agreed that such proposed deviation provides a reasonable and suitable alternative.

### **Condition 19 - Fire Risk Assessment**

19. The Licence Holder must:

- 19.1 Arrange for a fire risk assessment to be carried out at the House, and that all known risks and hazards noted by such assessment are, in so far as is reasonably practicable, documented, and minimised.
- 19.2 Fire risk assessments to be reviewed if there is a change in legislation and or layout of the property.

## Part V GENERAL

### Condition 20 - Changes and Alterations

20. The Licence Holder must ensure that:

20.1 In respect of any change to the:

- Licence Holder's residential address or contact details, or where the Licence Holder is a business, if the business address has changed
- Freehold or leasehold ownership
- Licence Holder or manager's circumstances which may impact upon their status as a fit and proper person including but not limited to cautions, criminal conviction for an offence concerning either dishonesty, fraud, violence, misuse of drugs, discrimination, or housing regulations

such change is reported in writing to the Authority within 21 days of it occurring (or any such lesser period that is specified in any relevant regulation).

### Condition 21 – Management

21. The Licence Holder must ensure that:

21.1 They comply with all the requirements of the Housing Act 2004 and all other secondary legislation which concerns the regulation and management of Houses subject to Part 3 licensing.

### Condition 22 - Training

22. The Licence Holder must ensure that:

22.1 If requested to do so by the Authority, the Licence Holder shall attend suitable training on the law and legal requirements relating to managing privately rented housing within six months of the date they are so requested. The Authority will at that time provide a list of suitable qualified training providers.

### Appendix 1 Definitions

In these proposed Licence conditions, the following words are defined below:

“Authority” refers to Blackpool Council acting in its capacity as a local housing authority.

“BS” means British Standard.

“Electrical Installations” has the meaning given to those words in regulation 2(1) of the Building Regulations 2010.

“House” refers to:

- “dwelling” means a building or part of a building occupied or intended to be occupied as a separate dwelling
- “house” means a building or part of a building consisting of one or more dwellings

And references to a house include (where the context permits) any yard, garden, outhouses, and appurtenances belonging to, or usually enjoyed with, it (or any part of it).

“Licence” means the licence granted by the Authority under Part 3 of the Housing Act 2004 pursuant to an application made by the proposed Licence Holder.

“Licence Holder” refers to:

- (i) the person to whom the Authority has granted the Licence, and
- (ii) from the date of his or her consent, any other person who agrees to comply with the Licence conditions, restriction and obligations that follow.

## **Appendix 2 Condition 22 - Training**

The training requirement in Condition 22 is a minimum requirement and depending on the level of responsibility and complexity of properties involved the Licence Holder should consider undertaking further relevant training in line with the extent of their liabilities.

This requirement for Condition 22 can be satisfied by the completion of a one day training course or online equivalent covering the law and legal requirements relating to managing privately rented houses.

Once completed, submit a certificate or other confirmation to the Authority following this training.

The following is recognised as providing a suitable course to satisfy this condition.

National Residential Landlords Association (NRLA) Landlord/Agent/HMO Fundamentals eLearning and eClassroom Courses: <https://www.nrla.org.uk/training-academy/core-courses>; telephone 0300 131 6400

## **Appendix 3 Failure to comply with any licence condition is an offence**

### **Prosecution/Enforcement Action**

It is the Licence Holder’s responsibility to ensure compliance with the requirements of all the Licence conditions set out in this document. Failure to do so may result in prosecution for breach of Licence conditions; a rent repayment order; service of a civil penalty of up to £30,000 in respect of each Licence condition breach; and/or the revocation of the Licence.

The Licence Holder, as the person to whom this Licence has been granted, is responsible for ensuring compliance with its conditions at all times, and that any person acting on their behalf in the management of the house is made aware of, and complies with, the obligations and responsibilities set out in this document.

## **Limitations of the Licence Transfer**

This Licence is personal to the Licence Holder and cannot be transferred to another person, organisation, or property.

## **Registered Companies**

If the Licence Holder is a registered company and it is dissolved while the licence is in force, the licence ceases to be in force on the date of dissolution.

## **Property Condition**

This property licence is not proof or evidence that the house is safe and free from hazards and defects. The property licence does not prevent criminal or civil legal action being taken against the Licence Holder, or anyone else with an interest in the property, if any hazards or nuisances are found or any other problems discovered in relation to the condition of the property.

## **Building Control**

This property licence does not grant any Building Control (Development Control) approvals, consent, or permissions, retrospectively or otherwise. This property licence does not offer any protection or excuse against any enforcement action taken by the Building Control (Development Control) Department.

## **Planning Permission**

This property licence does not grant, any planning approvals, consents or permissions under the Town and Country Planning Act 1990 or any related planning legislation, retrospectively or otherwise. You should check the Authority's website to ensure the correct planning permissions are in place. This property licence does not offer any protection or excuse against any enforcement action taken by the Planning Services.

## **Variation**

Where the Licence Holder or a relevant person applies to vary a licence, they should do so at the earliest opportunity and there may be a charge for any variations to a Licence. The original licence stays in force until the variation is determined and comes into effect a person making unauthorised changes may be liable to prosecution or other forms of enforcement action.

## **Leasehold Agreements**

It is your responsibility to check the terms of any lease that you hold to ensure that renting the property does not breach the terms of your lease.

## Consumer Rights and Unfair Practices

The Office of Fair Trading's (OFT) guidance on unfair contracts when conducting their business, drawing up tenancies, contracts, or the service of notices on tenants and/or agents. The Licence Holder must act in good faith and must not conduct actions which would be considered a misleading action or omission. Full information should be supplied to any prospective tenant including details of this licence.

Further advice can be found here: <https://www.gov.uk/government/publications/unfair-contractterms-cma37> <https://www.gov.uk/government/publications/unfair-terms-in-tenancy-agreements--2>

## Gas Safety

If gas is supplied to the house the Licence Holder shall ensure the Gas Safety (Installation and Use) Regulations 1998 (or any Regulations which subsequently replace these) are complied with. Details of competent Gas Safe engineers can be found at [www.gassaferegister.co.uk](http://www.gassaferegister.co.uk).

## Electrical Safety

The Licence Holder shall ensure that the Electrical Equipment (Safety) Regulations 1994 (or any Regulations which subsequently replace these) are complied with. Certificates must be in the format recommended in the British Standards. All electrical checks, works, and certification must be carried out by a competent person being a suitably qualified electrical contractor who should be registered/member of an approved scheme such as NICEIC, ECA, NAPIT etc. or registered to undertake electrical works in accordance with Part P of the Building Regulations (unless exempt works).

Smoke Alarms, Fire Detection Systems and Emergency Escape Lighting

Depending on the size, layout, and occupancy of the property the Licence Holder may need to go over and above the legal minimum standards to adequately protect the tenants from fire and may also need to undertake a risk assessment. When doing this the Licence Holder should have regard to the current Building Regulations; and the LACORS Fire Safety Guide. The LACORS Fire Safety guidance is available at: <https://www.cieh.org/media/1244/guidance-onfire-safety-provisions-for-certain-types-of-existing-housing.pdf>.

## Competent Person

A competent person is someone who has sufficient training and experience or knowledge and other qualities that allow them to assist you properly. The level of competence required will depend on the complexity of the situation and the particular help you need. [www.competentperson.co.uk](http://www.competentperson.co.uk).

## Furniture Safety

The Licence Holder shall ensure that the Furniture and Furnishings (Fire Safety) Regulations 1988 (or any Regulations which subsequently replace these) in respect of any upholstered furniture supplied by them, including chairs, sofas, beds, upholstered headboards, mattresses, cushions, seat pads, pillows and upholstered garden furniture etc. are complied with. Further information on the requirements can be found in this guide: <https://www.fira.co.uk/images/FIRAFlammability-Guide.pdf>.

## Deposits

The Licence Holder shall ensure that any deposit taken as security for a tenancy is protected as appropriate by placing it in an approved tenancy deposit scheme. The tenant must be given the prescribed information about the scheme being used in a specified time.

## Right to Rent

Only people with permission or a right to be in the UK have a right to rent property. As a landlord, you have a responsibility to restrict illegal immigrants accessing the private rented sector. If you are found letting to someone who does not have the right to be in the UK, and you cannot show that you have made right to rent checks, then you could face a penalty of £3,000. For more information visit [www.gov.uk/check-tenant-right-to-rent-documents](http://www.gov.uk/check-tenant-right-to-rent-documents).

## Energy Performance Certificates (EPCs)

Licence Holders shall ensure they comply with relevant legislation, ensuring tenants have sight of a current EPC for the property at the appropriate time. From 1st April 2018 domestic properties in England and Wales must have an EPC certificate with a minimum E rating for energy efficiency.

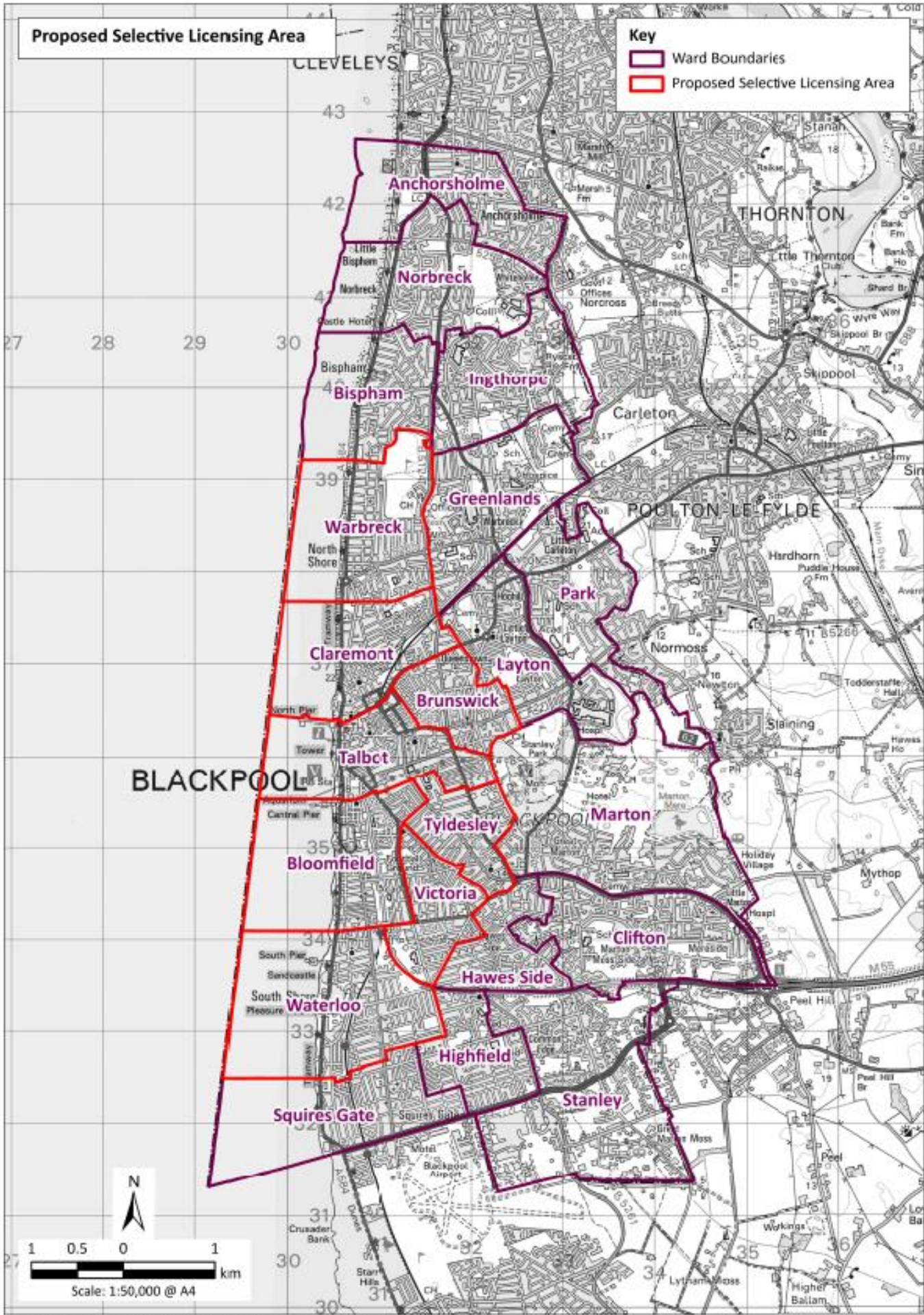
## Redress Scheme

Where the Licence Holder is a letting agent or property manager, they shall be a member of a relevant property redress scheme. More information is available at [www.gov.uk/government/publications/lettings-agents-and-property-managers-redress-schemes](http://www.gov.uk/government/publications/lettings-agents-and-property-managers-redress-schemes).

## Information Commission Office

Every organisation or sole trader who processes personal information needs to pay a data protection fee to the ICO unless they are exempt'. Organisations can find guidance, pay the fee or search the register by visiting [Data protection fee | ICO](http://Data%20protection%20fee%20|%20ICO).

In general: The UK data protection regime is set out in the Data Protection Act 2018 and the UK GDPR and applies if you have information about people for any business or other non-household purpose. The law applies to any 'processing of personal data', and will catch most businesses and organisations, whatever their size. Further information and guidance on what the regime requires organisations to do, and how to comply with its duties can be found on the Information Commissioners Office website - [ico.org.uk](http://ico.org.uk).





<b>Notice of:</b>	<b>EXECUTIVE</b>
<b>Relevant Officer:</b>	Alan Cavill, Director of Communications and Regeneration
<b>Relevant Cabinet Member:</b>	Councillor Mark Smith, Cabinet Member for Levelling Up Place
<b>Date of Meeting:</b>	16 October 2023

## THE BLACKPOOL BOROUGH COUNCIL (MULTIVERSITY) COMPULSORY PURCHASE ORDER 2023

### 1.0 Purpose of the report:

- 1.1 The seeking of authority to make a Compulsory Purchase 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) in respect of the acquisition of land and premises within the area edged red on the map (“the Order Land”) shown below as Appendix 4a to the Executive report, titled Compulsory Purchase Order map (“the Map”) in order to acquire compulsorily all interests in the Order Land required to facilitate the proposed development referred to in this report.

### 2.0 Recommendation(s):

- 2.1 To authorise the making of a Compulsory Purchase Order to be known as The Blackpool Borough Council (Multiversity) Compulsory Purchase Order 2023 (“the Order”) under Section 226 (1)(a) of the Town and Country Planning Act (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, as described in this report.
- 2.2 On the basis that there is a compelling case in the public interest to making the Order, to authorise 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 (Appendix 4b) 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 shown on the Map 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.

2.3 To authorise the Director of Communications and Regeneration to progress any road closure orders either in-house or by instruction to the developers of the Multiversity

2.4 To note the decision in EX 20/2023 (Town Centre Car Parking Strategy) regarding financial provision for acquiring additional sites and to approve the extension of the area of opportunity purchase for car parking to include the Multiversity Compulsory Purchase Order Land to cover any additional costs of land acquisition for the car parking elements of the Multiversity proposals should it be required. (See Appendix 4c).

2.5 To authorise the Head of Legal Services to enter into the legal documentation necessary in connection with the acquisitions of the remaining Order Land following confirmation of the Order.

**3.0 Reasons for recommendations:**

3.1 To enable the development of a major educational facility together with associated public realm.

3.2 The conclusions section of the background information at 6.20 outlines the steps already taken, expanded further in the Statement of Reasons, why the Council believes there is a compelling case in the public interest formally to make a Compulsory Purchase Order whilst continuing to negotiate for the acquisition of the outstanding properties which is completely in accordance with Government guidance.

3.3 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.4 Is the recommendation in accordance with the Council's approved budget? Yes

4.0 Other alternative options to be considered:

None - if the Council does not proceed with the Order it would put into jeopardy the delivery of the development with its attendant benefits.

**5.0 Council Priority:**

4.1 The relevant Council Priority is: "The economy: maximising growth and opportunity across Blackpool".

## **6.0 Background Information**

6.1 Executive Decision EX17/2023 gave “in principle” authority to make a Compulsory Purchase Order. Since then the Council has continued to attempt to make contact with all parties (successfully in the vast majority of cases) holding legal interests that fall within the Order Land, consulting with owners and occupiers subsequent discussions and negotiations are ongoing. Out of a total of over 60 properties required for the scheme, a significant proportion of properties have been completed or are in advanced stages of acquisition and the Council already owns approximately 30% of the Order Land.

Notices under Section 16 of the Local Government (Miscellaneous Provisions) Act 1976 together with a “Form for Giving Information” have been served on those persons who are named as Freehold and Leasehold owners and mortgages in the proprietorship and charges registers of the H M Land Registry.

The information received back in those forms together with the information held at H M Land Registry will populate an accurate list of legal interests which will form the schedule to the Compulsory Purchase Order.

Notwithstanding the progress on acquisitions to date, acquisition by agreement of all the Order Land is deemed not possible within a realistic timeframe or at all. As is often the case with large regeneration projects, it is considered that the use of Compulsory Purchase powers is required to successfully effect site assembly within a reasonable timeframe.

## **6.2 Planning Position**

Where an order is made under Section 226(1)(a) of the 1990 Act the Council must have regard to the provisions of the development plan, any extant planning permissions and any other considerations which would be material to the determination of an application for planning permission for development of the Order Land. The Council should consider, as far as possible, whether there would be any obvious reason why planning permission should be withheld.

In the case of the Multiversity proposals they contribute to the achievement of the objectives in accordance with the Council’s Local Plan – Part 1: Core Strategy (2012-2027) which was adopted in January 2016, and the Blackpool Town Centre Strategy Update approved in March 2023

The Council has a long held aspiration to secure major investment in the area and both the adopted and local plan policies seek to encourage major redevelopment in this location. The proposals accord with national, regional and local planning policies and with the regional economic strategy.

### 6.3 **The Development.**

An Outline Planning Application is in the final stages of design and is scheduled to be submitted this autumn (with all matters reserved for future approval) for a new higher education-led mixed use development across severable plots comprising a new education campus (Use Class F1(a)) including for potential ancillary Café/ Restaurant Use (Class E(b)) and commercial office/ research and development floor-space (Use Class E(g)), creation of new public realm and associated landscaping, highway works and other associated works, following demolition of the existing buildings/ structures

### 6.4 **Statutory Powers of the Local Authority**

By virtue of 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) the Council, as the Acquiring Authority, on being authorised to do so, is able to acquire land by compulsory means if it thinks that it will facilitate the carrying out of development, redevelopment, or improvement on or in relation to the land.

6.5 The Council cannot exercise its power under section 226 (1)(a) unless and in accordance with section 226 (1)(a) it thinks that the development/re-development or improvements proposed will achieve any one or more of the following objects:

- The promotion or improvement of the economic wellbeing of the area.
- The promotion or improvement of the social wellbeing of the area or
- The promotion or improvement of the environmental wellbeing of the area

The acquisition of the Order Land will facilitate the carrying out of development which will deliver an area which results in public benefits including the raising of the quality of the environment of this part of town and establishing a major educational facility with associated benefits such as employment opportunities. The rationale for this is set out more fully in the Statement of Reasons (Appendix 4b).

6.6 In terms of the economic, social and environmental benefits associated with the acquisition, the proposal is also entirely consistent with the Council's Community Strategy.

6.7 As regards the fundamental tests as to whether compulsory acquisition is justified, namely - is there a compelling case in the public interest - and any of the objectives in section 226 (1)(a) are met. For the reasons set out in this report – and expanded upon in the draft Statement of Reasons - officers are of the view that there is such a compelling case in the public interest and nothing short of the compulsory acquisition of the land will facilitate the much-needed redevelopment of the Order Land. It is also clear that the land cannot be assembled without the use of compulsory purchase powers and thus the use of the Compulsory Purchase Order powers is a last resort.

### 6.8 **Highways**

To deliver the site for the proposed development Highways Closure Orders will be required. The Council will progress any such Highways Closure Orders which will require a separate applications to the Secretary of State in respect of any Highways affected by the development proposals.

- 6.9 There are no designated footpaths affected by the development.
- 6.10 **Statement of Reasons**  
A detailed Statement of Reasons in support of the making of the Order will be finalised in accordance with the guidance contained in the Department of Levelling Up Homes and Communities Guidance on Compulsory purchase process and the Crichel Down Rules and a copy of the final Statement of Reasons will be served on each person with an interest in the Land.
- 6.11 The draft Statement of Reasons is at Appendix 4b and this will be updated as is appropriate prior to the date on which the Order is made.
- 6.12 **Viability of Scheme and Timing**
- 6.13 The final terms of each acquisition will be subject to valuation and negotiation. The budget for the acquisitions and demolition of property has been agreed as part of the Town Deal allocation for the Multiversity Site assembly. Should the costs of acquisition exceed the budget provided in the Town Deal allocation, these costs will be borne by Blackpool Council as set out in Appendix 4c (exempt from publication).
- 6.14 **Negotiations**  
The Council has the responsibility for ensuring that every effort has been made to acquire all the Order Land and property interests by agreement. These negotiations – set out in detail at Section 8 of Appendix 4b - are continuing as far as possible although it now appears that there is no reasonable prospect that the site can be assembled in a timely fashion without resorting to powers of compulsory acquisition. Negotiations will continue throughout the compulsory purchase process.
- Owing to the number of owner/occupiers and tenants affected the Council has established a “friendly-face” contact in the Infusion Team (separate from those negotiating to acquire the properties) to guide and liaise with owner occupiers and tenants through the process. This will continue even after the making of the Order. This is an approach which the Council has used before and involves people entirely separate to the acquisition and negotiating team engaging with the persons affected and liaising with the acquisitions and negotiation team.
- 6.15 **Human Rights and the Case for Compulsory Acquisition.**  
The Human Rights Act 1998 places direct obligations on public bodies such as the Council to demonstrate that the use of compulsory purchase powers is in the public interest, and that the use of such powers is proportionate to the ends being pursued.
- 6.16 The Council must be sure that the purpose for which it is making the Order sufficiently justifies interfering with the human rights of those with an interest in the land affected. It is acknowledged that the compulsory acquisition of the Order Land will amount to an interference with the human rights of those with an interest in the Order Land. These include rights under Article 1 of the First

Protocol of the European Convention on Human Rights (“ECHR”) (which provides that every natural or legal person is entitled to peaceful enjoyment of his possessions) and Article 8 of the ECHR (which provides that everyone has the right to respect for his private and family life, his home and his correspondence).

- 6.17 There must be a balancing exercise between the public interest and the individual’s rights and any interference with these rights must be necessary and proportionate. “Proportionate” in this context means that the interference must be no more than is necessary to achieve the identified legitimate aim. In this instance, officers are of the view that there is a compelling case in the public interest for compulsory acquisition of the Order Lands, which outweigh such rights. Further, as it appears it will not be possible to acquire the lands and interests needed to deliver the development by agreement in a timely fashion, the use of compulsory purchase powers in this matter is proportionate. This will be explained in the Statement of Reasons.
- 6.18 Those whose land or property is taken will be paid compensation in accordance with the Compulsory Purchase Order Compensation Code.
- 6.19 The development proposals deliver key objectives of planning policy and the statutory development plan with clear benefits resulting from the realisation of the development proposals as referred to in this report and the draft of the Statement of Reasons.

Without the use of the Council’s powers of compulsory purchase, the much needed regeneration and redevelopment of Multiversity will not be achievable, as it appears there is no possibility that all the land necessary to deliver the redevelopment will be acquired by agreement.

In pursuing the Order, the Council has carefully considered the balance to be struck between the effect of compulsory acquisition on individual rights and the wider public interest in the redevelopment of the Talbot Gateway area. Interference with Convention rights is considered by the Council to be justified here in order to secure the economic regeneration, environmental and public benefits which the proposals will bring.

6.20 **Conclusions**

Including highways, the Council now has a freehold interest in some 25% of the Order Land. Whilst significant progress on acquisitions has been made negotiations to date have failed to achieve the voluntary acquisition of all the interests in the Order Land. Whilst negotiations will continue, and it is hoped that it will be possible to acquire more interests voluntarily, it would currently appear that compulsory purchase powers are needed to achieve the necessary site assembly. It is a last resort.

- 6.21 There is a compelling case in the public interest for the compulsory acquisition of interests in the land in order to facilitate the redevelopment of Multiversity and it is considered that the rights enjoyed by individuals who have an interest in the Order Land by virtue of the ECHR are outweighed by the public interest served by making the order and achieving the redevelopment, thus delivering the many public benefits that flow from it.

6.22 Does the information submitted include any exempt information? No

Although Appendix 4c Financial Considerations currently exempt from publication by virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972. It is considered on balance that the public interest would be not served by publishing information at this stage.

## 7.0 List of Appendices:

Appendix 4a: Map of "Order Land" edged red.

Appendix 4b: Draft Statement of Reasons

Appendix 4c : Financial Considerations (exempt from publication)

## 8.0 Financial considerations:

8.1 The Council will incur, for which budgetary provision exists as outlined under EX 35/2022, namely;

1. The cost of making the Order and the cost of any public inquiry held to consider any objections to the making of the order.
2. The cost of dealing with any Blight Notices, which may be served on the Council
3. In the event of the Order being confirmed:
  - a) The cost of acquisition of the interests within the Order Land together with Professional fees and Stamp Duty including Statutory loss payments (which are Home Loss and Disturbance typically) and any interest payable where land is entered upon in advance of completion of the acquisition, and
  - b) The cost of any application to the Lands Tribunal to determine the amount of compensation payable in the absence of agreement.
  - c) The cost of making and registration of a General Vesting Declaration
4. Appendix 4c (exempt from publication) identifies how the Council will ensure that the costs of acquisition and site preparation of the Order Land will be addressed in the event that with the passage of time the Town Deal budget requires supplementing

## **9.0 Legal Considerations**

- 9.1 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) empowers the Council, subject to confirmation by the Secretary of State, to acquire compulsorily land that it thinks will facilitate the carrying out of development, redevelopment or improvement on or in relation to the land.
- 9.2 However, under section 226(1A) of the Act, the power may only be used by the Council if it thinks that such development, redevelopment or improvement is likely to contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the area. If an Order is made, and objections are made, the Secretary of State may arrange a public inquiry to consider them. If the Order is confirmed and the powers are exercised, those whose land is taken are entitled to compensation under the Compulsory Purchase Order Compensation Code.
- 9.3 If the Order is confirmed, the legal documentation for the acquisitions of the remaining Order Land will be prepared and completed by Corporate Legal Services in accordance with head of terms for each acquisition to be provided by the Director of Communications and Regeneration (Growth and Prosperity Team, Communications and Regeneration Directorate).

## **10.0 Risk management considerations:**

- 10.1 Without confirmation of an Order there would be no real prospect of delivering the scheme. The development requires inclusion of land outside the control of the Council. At this stage it does not appear possible that all the necessary land interests can be acquired by agreement, in a timely fashion, therefore the absence of a confirmed Order is likely to prevent the development progressing.

## **11.0 Equalities considerations and the impact of this decision for our children and young people:**

- 11.1 The Council has been unable to acquire all the properties by negotiation and on the basis that it now feels there is compelling case in the public interest, it is now right to exercise its powers in relation to a Compulsory Purchase 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).
- 11.2 An Equality Analysis screening process was undertaken as part of the business case for the Multiversity to assess the impact on protected groups of the making of the Compulsory Purchase Order and the implementation of the Compulsory Purchase Order scheme, in line with the Equality Act 2010.
- 11.3 The outcome of the screening process was that the impact of the development proposals were overwhelmingly positive. In respect of the Compulsory Purchase Order the Council recognises the challenges and disruption that can come from acquiring people's homes and for this reason



representatives of the Council's Infusion Team (who are separate from those negotiating on property acquisitions, have taken extensive measures to engage with all the residents and owners of property in the Compulsory Purchase Order area to determine if they have any particular or specific needs or requirements that they need assistance with and this will continue throughout the Compulsory Purchase Order process

- 11.4 This will be monitored and reviewed throughout the Compulsory Purchase Order process to ensure that any future impact can be measured and mitigated against as necessary.

**12.0 Sustainability, climate change and environmental considerations:**

- 12.1 None directly from the report, although consideration will be given to minimise the carbon footprint of any development during the planning process.

**13.0 Internal/ External Consultation undertaken:**

- 13.1 The Council has made extensive efforts to contact all those affected by the Order. Efforts were made initially in August 2022 to contact freehold and leasehold owner occupiers to inform them of the Council's interest in acquiring their property for the Multiversity project and start voluntary negotiations. Following on from this in September 2022 all parties received correspondence providing general information on the scheme and providing points of contact at the council. At the end of 2022 all legal interests received an initial offer letter from the Council, which encouraged owners to get in contact and start a dialogue with the Growth and Prosperity team.

Update letters were sent to all residents affected by the Multiversity project in early March 2023 by the Infusion team. This invited residents to attend a drop-in engagement session. Whilst owners that had not formally engaged in negotiations received an additional letter that provided transparency on the project and an invitation to attend a face-to-face appointment in April 2023.

To engage with impacted residents across the proposed multiversity site, Infusion hosted a drop-in engagement session on 14 March 2023, which allowed residents to come and ask questions and engage face to face with Council staff.

The meeting was followed up with a letter in April 2023, outlining more information on the Home-Loss Payment and to thank residents for attending the drop-in session. Subsequently, the Infusion Team have been reaching out to tenants, asking for their contact details to be shared by those tenants who are engaged to other tenants that have not made with the Council. To date, Infusion have communicated, sign-posted and provided information for more than 50 households, and been in touch with support organisations as and when needed.

**13 Background papers:**

13.1 Executive Reports EX35/2022 and EX17/2023

**15.0 Key decision information:**

15.1 Is this a key decision No

This decision is subsequent to other key decisions.

15.2 If so, Forward Plan reference number:

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

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 Infomed: N/A                      Date approved:

**18.0** **Declarations of interest (if applicable):**

18.1

**19.0** **Summary of Discussion:**

19.1

**20.0** **Executive decision:**

20.1

**21.0 Date of Decision:**

21.1

**22.0 Reason(s) for decision:**

22.1

**23.0 Date Decision published:**

23.1

**24.0 Alternative Options Considered and Rejected:**

24.1

**25.0 Executive Members present:**

25.1

**26.0 Call-in:**

26.1

**27.0 Notes:**

27.1

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# Appendix 4a



**Multiversity Site Boundary**

Scale: 1:1250 @ A4

Date: 01/08/2022

Page 105

Printed by:

**Blackpool Council**

Team:



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**Appendix 4b 5 OCTOBER 2023**

**THE TOWN AND COUNTRY PLANNING ACT 1990  
AND  
THE ACQUISITION OF LAND ACT 1981**

**THE BLACKPOOL BOROUGH COUNCIL  
(MULTIVERSITY)  
COMPULSORY PURCHASE ORDER 2023**

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**STATEMENT OF REASONS**

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## 1. INTRODUCTION

- 1.1. This document is the Statement of Reasons of Blackpool Borough Council ('the Council') for the making of a compulsory purchase order entitled The Blackpool Borough Council (Multiversity) Compulsory Purchase Order 2023 ('the Order'). The Order is made pursuant to Section 226(1) (a) of the Town and Country Planning Act 1990, as amended by Section 99 of the Planning and Compulsory Purchase Act 2004. This Statement of Reasons has been prepared in compliance with section 12 of the Department for Levelling-Up Housing and Communities Guidance on Compulsory purchase process and The Crichel Down Rules.
- 1.2. In this Statement of Reasons the land included within the Order is referred to as 'the Order Land'. It is approximately 1.16ha adjacent to the south-eastern boundary of the Central Business District. For ease of reference it is described simply as the "Multiversity Development".
- 1.3. The Order has been made by the Council to facilitate the assembly of all of the land and interests necessary to deliver a teaching & learning campus regeneration scheme on the Order Land.
- 1.4. The Order land within the area covered is 1.16ha. To the immediate north of the Order Land, is the Central Business District.
- 1.5. The Council has used public funds to consolidate land ownership in the Order Land but has not yet succeeded in acquiring all the land and interests required to deliver the Multiversity Development.
- 1.6. The Council has used public funds to consolidate land ownership in the Order Land but has not yet succeeded in acquiring all the land and interests required to deliver the Multiversity Development.
- 1.7. The Multiversity Development will complement the existing developments within the Talbot Gateway and will establish the start of a University standard Campus in the heart of Blackpool, and build upon the existing regeneration already achieved in the adjacent areas.
- 1.8. Outline Planning Permission will be applied for in Autumn 2023 (with all matters reserved for future approval) for a new higher education-led mixed use development across severable plots comprising a new education campus (Use Class F1(a)) including for potential ancillary Café/ Restaurant Use (Class E(b)) and commercial office/ research and development floor-space (Use Class E(g)), creation of new public realm and associated landscaping, highway works and other associated works, following demolition of the existing buildings/ structures.
- 1.9. Negotiations with the parties who have an interest in the Order Land have been undertaken where possible and are continuing with a view to achieving the voluntary



acquisition of all the interests in the Order Land which need to be acquired. To date it has not been possible to acquire all these interests and the Council is satisfied that there is a compelling case in the public interest for resorting to powers of compulsory acquisition as otherwise the comprehensive redevelopment will not be able to be completed within a reasonable timeframe, if at all.

- 1.10. Section 226(1)(a) of the 1990 Act, empowers the Council to request the Secretary of State to authorise the acquisition of land in its area if the authority thinks that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land which is likely to contribute to the achievement of the promotion of the economic, and social and environmental well-being of their area

## **2. DESCRIPTION OF THE ORDER LAND**

### **The Order Land and the Surrounding Area**

- 2.1. The Order Land covers some 1.16 hectares adjacent to the Central Business District and is bounded by George Street to the north, Cookson St to the west. Milbourne Street to the south and Grosvenor Street to the east. The location of this is shown on Plan 1 in the context of the surrounding area.
- 2.2. The area to the north of the Order Land forms part of the Central Business District which has undergone phased redevelopment of which phase 1 is complete and consists of multi storey car park, new council offices and Sainsbury supermarket. Phase 2 is currently underway and will deliver a new hotel together with tram terminal and undercover link to Blackpool North Railway Station, revised access to Bank Street car park with easier access to the station. Phase 3 is to the west and is also underway being developed as an office for the Civil Service.
- 2.3. The Order Land is extremely accessible. Blackpool North Railway station and the tram terminal interchange are less than 250 metres from the site. Within the same distance are main bus services which link throughout Blackpool.
- 2.4. Major investments have already taken place in the Central Business District (Talbot Gateway) with a new Sainsbury's supermarket & petrol filling station, office complex occupied by Blackpool Council and Slater and Gordon, with retail units on the ground floor and refurbished multi-storey car park with restaurant and fitness centre on the ground floor. Work has been completed on the demolition of the old Wilko's building which is being replaced by a tram terminal interchange with Blackpool North Railway Station and a new 143 bedroom 4 star hotel complemented by Marco Pierre White's New York Italian Restaurant and small retail units.
- 2.5. Negotiations with the parties who have an interest in the Order Land have been undertaken where possible and are continuing with a view to achieving the voluntary acquisition of all the interests in the Order Land which need to be acquired. To date it

has not been possible to acquire all these interests and the Council is satisfied that there is a compelling case in the public interest for resorting to powers of compulsory acquisition as otherwise the comprehensive redevelopment will not be able to be completed within a reasonable timeframe, if at all.

2.6. Section 226(1)(a) of the 1990 Act, as amended by section 99 of the Planning and Compulsory Purchase Act 2004, empowers the Council to request the Secretary of State to authorise the acquisition of land in its area if the authority thinks that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land which is likely to contribute to the achievement of the promotion of the economic, and social and environmental well-being of their area.

2.7. Approximately 30% of the Order land is already owned by the Council including recently acquired property purchased by agreement and the forecourts of Cookson Street. The remaining buildings are predominantly residential terraced properties with mixed retail and residential use on Cookson Street.

2.8. The Order Land contains 70 plots:

- 13 on the southern side of George Street (5-29) odd;
- 19 plots including forecourts on the eastern side of Cookson Street (20-46) even,
- 12 plots on the northern side of Milbourne Street (6B-24) even,
- 2 plots, on the western side of Grosvenor Street.
- There are also 24 plots on the northern (6-26) even & southern (11-33) odd, side of Charles Street which is in the middle of the Order Land.

2.9. The properties are mostly 2 storey Victorian houses which are used as residential properties either as single dwellings or as flats. The properties on the eastern side of Cookson Street are also substantially 2 storey Victorian houses converted to retail units with storage or flats above.

### **Historical Development of the Site**

2.10. The character of the area has broadly remained the same since Victorian times. Over time some of the houses have been changed into small retail units, with living accommodation above. Under the Blackpool improvement Act 1920, the Council, between 1936 and 1960 had acquired the forecourts to a number of properties in Cookson Street for the widening of Cookson Street. Since making Cookson Street one way it has enabled a number a parking bays to be installed.

### **3. ENABLING POWER**

- 3.1. The Council has made the CPO under section 226(1)(a) of the TCPA 1990
- 3.2. Section 226(1a) of the 1990 Act requires a local authority not to exercise its powers under section 226(1)(a) unless the local authority thinks that the proposed development, redevelopment or improvement is likely to contribute to achieving the promotion or improvement of the economic, social or environmental well-being of its area.
- 3.3. The CPO scheme will deliver multiple economic, social and environmental benefits by delivering flagship, carbon- neutral in operation, education campus in Blackpool's Talbot Gateway Central Business District (CBD). The project will enable Blackpool and the Fylde College to replace their ageing and unsuitable out-of-town centre facilities with world-class state-of-the-art facilities in the heart of Blackpool town centre. This will be adjacent to the major new town regeneration projects, including the forthcoming Civil Service Hub, and the transport interchange at Blackpool North station greatly increasing accessibility not only from across the Fylde Coast but to the wider North West region.
- 3.4. Blackpool's Multiversity Campus will act as a beacon to promote higher-level skills, engage employers in curriculum co-design and change perceptions of the town. The Multiversity will increase the College's capacity to offer more than 70 individual courses expanding the College's HEI offer and potential student cohort.
- 3.5. The site will provide a cutting-edge response to local, regional, and national priorities, raising the College's profile regionally. New courses will be developed with Lancaster University, targeting high-level skills growth, including a focus on automation, mobility, artificial intelligence, data, population ageing and sustainability. The Multiversity will become an established part of Lancashire's higher education landscape, encouraging new learners to engage in upskilling and bringing new technical and professional learning opportunities to the town, leading to higher productivity and greater prosperity for residents.
- 3.6. Siting the Multiversity in this location will create a new institutional asset in an iconic building that will help promote Blackpool's renaissance, and will dramatically increase town centre footfall and vibrancy year-round
- 3.7. The Council therefore consider that the proposed Multiversity Development in principle aligns with the Blackpool Development Plan, the revised National Planning Policy Framework (July 2021) and the updated Blackpool Town Centre Strategy (May 2022) and will bring substantial improvements to the economic, social and environmental well-being of the adjacent Talbot Gateway area and the wider town centre. The Council, therefore, regards the completion of the Development as an imperative and has resolved to use its compulsory purchase powers in order to assist

with the assembly of the final land and interests required to achieve this objective within a reasonable timeframe.

#### **4. THE COUNCIL'S PURPOSE IN MAKING THE ORDER**

- 4.1. The purpose of the CPO is to acquire a clear title to the CPO land in order to facilitate the redevelopment and improvement of the CPO land, to benefit the social, economic and environmental conditions of Blackpool.
- 4.2. The ageing infrastructure on the Park Road campus is no longer fit to meet the demands of 21<sup>st</sup> century educational provision which are much better provided for in a town centre location, close to facilities and a transport hub which will also complement the other activities underway to regenerate Blackpool Town Centre.
- 4.3. Blackpool & Fylde College have entered into a memorandum of understanding with the Council setting out the key parts of the proposed move from their Park Road Campus to the Multiversity. (Appendix xx)
- 4.4. The Multiversity will provide c.10,750 sq. metre of accommodation which will accommodate up to c3000 students)
- 4.5. The Multiversity will be delivered through a partnership involving Blackpool Council and Blackpool and the Fylde College in association with Lancaster University. A Memorandum of understanding between Blackpool & Fylde College and the Council set forward the requirements of the new Multiversity. It will be a unique proposition, providing a cutting-edge response to local, regional, and national priorities, designed to accommodate up to 3000 learners. Key benefits include:
  - Improving skills and opportunities – The investment in a new, high-quality, purpose-built educational facility will provide an unrivalled learning environment, encouraging more learners to choose to continue with their education in Blackpool. A tailored curriculum, catering for needs of employers in order to fill skills gaps across the Fylde Coast, means the Multiversity, by virtue of what is taught there, will link directly to employment opportunities.
  - Supporting town centre regeneration – The development of the Multiversity adjacent to the town centre will complement other major developments, including the developments at Talbot Gateway, the extension to the Houndshell Shopping Centre and the new Winter Gardens Conference and Exhibition Centre, in providing year-round footfall into the town centre, reducing the impacts of seasonality.
  - Built environment uplift – The Multiversity's development will provide uplift to an area that has not previously benefitted from significant investment, improving the built environment significantly, and supporting the creation of high-quality, pedestrianised, public open space.

- The overall project to deliver the Multiversity is underpinned by six key project objectives:
  - Injection of a new life to the heart of Blackpool;
  - Embed holistically into the town centre;
  - Allow people to up-skill through life through enabling more people to gain higher level qualifications each year;
  - Raise the college profile in the town and beyond;
  - Create an iconic building that sings Blackpool; and
  - Increased footfall in the town centre to encourage regeneration

## **5. JUSTIFICATION FOR THE CPO**

- 5.1. There is a compelling case in the public interest to justify the making of the CPO in order to deliver the CPO scheme. The Acquiring Authority has a clear plan on how the land will be used which includes a proposal for a much needed Multiversity Campus to support the College and the local community.
- 5.2. The scheme is funded. Blackpool Council is in receipt of an allocation of funding from the Department for Housing, Levelling Up and Communities (DHLUC) for the acquisition of land and site preparation (£9m Town Deal) and Levelling-Up Fund monies towards the construction costs (£40m).
- 5.3. The balance of the funding will be via a Blackpool Council loan of £16m to be Prudentially Borrowed and repaid by the College via a lease, the terms of which are in the process of being finalised.
- 5.4. A £65m world-class university experience is proposed, facilitating higher level upskilling, reskilling and lifelong learning. The scheme is based in the Town-centre, close to the train station and tram interchange, while freeing up the existing College site for residential development. The new build will be carbon neutral in operation.
- 5.5. The Order Land is made up of 70 separate plots. Details of the Council's attempts to acquire the land by negotiation are provided in section 8 below. The Council have been negotiating with Order Land owners since 2022. It has now reached the position where Compulsory acquisition of all the outstanding interests in the Order Land is required to enable the Council and Blackpool & Fylde College, to fulfil the requirement for the new facility. The Council is of the firm view that the exercise of its compulsory purchase powers is both appropriate and necessary in order to assemble the land required to deliver redevelopment of the Order Land. The Order Land comprises a number of interests in third party ownership which are required in order to successfully deliver the Development and which the Council does not foresee

being able to acquire by way of private agreement within a reasonable timescale, if at all. The CPO is a genuine last resort.

- 5.6. In pursuing this CPO the Council has carefully considered the balance to be struck between individual rights and the wider public interest. Regard has been given, in particular, to the provisions of Article 1 of the First Protocol to the European Convention on Human Rights (First Protocol). The Acquiring Authority has also given regard to Articles 6 and 8 of the First Protocol.
- 5.7. A CPO should only be made where there is a compelling case in the public interest which sufficiently justifies interfering with rights of those with an interest in the land affected.
- 5.8. In respect of human rights, regard should be had in each case in particular to the provisions of Article 1, the right to peaceful enjoyment of your possessions, Article 6, the right to a fair and public hearing and Article 8, the right to respect for private and family life, of the First Protocol to the European Convention on Human Rights.
- 5.9. In relation to Article 1 whilst owners will be deprived of their property if the CPO is confirmed and implemented, this will be done in accordance with the law and they will receive appropriate compensation for their interest. Further, the right under Article 1 is qualified rather than absolute as it permits the deprivation of an individual's possessions where it is in the public interest.
- 5.10. Therefore, there must be a balancing exercise between the public interest and the individual's rights whereby the Council must be able to show that the interference with an individual's rights by the making of a CPO is necessary and proportionate.
- 5.11. The CPO proposal was subject to a publically available report to the Council's Executive Committee in February 2023. Consultation on the CPO scheme will also take place through the statutory framework of a planning application.
- 5.12. All those affected by the CPO have been notified and given the opportunity to object and to be heard at a public inquiry before a decision is made on whether or not the CPO should be confirmed. A right of legal challenge exists to this process in accordance with section 23 of the Acquisition of Land Act 1981. Any dispute as to compensation payable will be determined by the Upper Tribunal (Lands Chamber).
- 5.13. The CPO has been made pursuant to section 226(1)(a) of the TCPA 1990 which authorises the Council to acquire land compulsorily in the circumstances set out in article 8(2) of the First Protocol.
- 5.14. The Council is satisfied for the reasons set out below that the CPO can lawfully be made.

5.15. The Council considers that the many benefits that the redevelopment of the CPO land will bring to the area (as outlined in Section X provide a compelling case in the public interest for the use of compulsory purchase powers and outweigh the impact on the existing owners of the CPO land. In these circumstances, the compulsory acquisition of the CPO land will not conflict with Article 8 of the First Protocol.

5.16. Bearing these factors in mind, together with the high quality development which the Order is seeking to deliver and the key role the development will play in improving the educational offer in Blackpool, the Council considers that there is a compelling case in the public interest in support of the exercise of its powers of compulsory acquisition in relation to the Order Land and that the use of such powers is proportionate to the ends being pursued.

5.17. Given all of the above the use of a CPO is a last resort to redevelop and improve the Site.

## 6. RELEVANT PLANNING POLICIES

6.1. The principal relevant planning policies are set out below:

### **Adopted Development Plan:**

6.2. The Blackpool Development Plan comprises Part 1: Core Strategy, which was adopted by the Council in January 2106 and the Local Plan Part 2 – Site Allocations and Development Management Policies adopted February 2023.

### **Core Strategy (January 2016):**

6.3. The Blackpool Core Strategy is a key planning document, which sets out where new development should be located to meet Blackpool's future needs.

6.4. The vision in the Core Strategy includes the aspirations for Blackpool by 2027 to be *'..... the principal centre for business, culture and education on the Fylde coast...;.....Blackpool Town Centre is the thriving heart of the resort core and provides an important sub-regional retail, cultural and business centre for Fylde Coast residents.; ..... As the main economic centre of the Fylde Coast, Blackpool has a diverse and prosperous economy with a thriving culture of enterprise and entrepreneurship. It retains a strong educational offer supporting a skilled and educated workforce encouraging aspiration and ambition.....'*

Four goals underpin the vision supported by a number of strategic objectives including of particular relevance to this proposal:

#### → **Goal 1: Sustainable regeneration, diversification and growth:**

**Objective 1:** ensuring a balanced approach to regeneration and growth with sustainable development which meets the needs of Blackpool's people now and in the future.

**Objective 4:** Enable easier and sustainable journeys within Blackpool and the Fylde coast by integrating transport systems and promoting sustainable modes of transport.

→ **Goal 2: Strengthen community wellbeing to create sustainable communities and reduce inequalities in Blackpool's most deprived areas:**

**Objective 8:** Develop sustainable and safer neighbourhoods that are socially cohesive and well connected to jobs, shops, local community services including health and education, culture and leisure facilities;

**Objective 12:** Increase access to quality education facilities to improve educational achievement, skills and aspirations.

→ **Goal 3: Regeneration of the Town Centre, resort core and inner areas to address economic, social and physical decline.**

6.5. The Core Strategy Spatial Vision and the four overarching goals, which underpin the vision support **a dual strategy focus on Regeneration and Supporting Growth** to deliver the change required in the town and to meet the needs of Blackpool's people now and in the future. This dual focus is set out in **Policy CS1: Strategic Location of Development** with Blackpool's future growth development and investment focused on inner area regeneration, which includes Blackpool Town Centre and the inner area neighbourhoods. Paragraph 4.3 of the supporting text highlights that this regeneration is crucial to strengthening the town's economy and addressing decline and deprivation through targeting investment.

6.6. A key objective of the Core Strategy is to diversify the economy to strengthen economic prosperity through supporting new business growth and secure sustainable investment that will provide jobs. Equally, improving the skills profile is a priority to help to encourage new and expanding businesses to invest in the area.

6.7. **Policy CS3: Economic Development and Employment** supports sustainable economic development and the focus of part 2 of the policy is specifically on developing and delivering an effective skills agenda to ensure local people have the necessary skills, improved aspiration and opportunities to move into work; as well as securing inward investment opportunities and nurturing and supporting responsible entrepreneurship by facilitating a culture of enterprise and a place to start up businesses.

6.8. The supporting text to policy CS3 at paragraph 5.46 specifically references Blackpool's Further Education and Higher Education presence highlighting that these providers have a key role in ensuring local people are well equipped to meet the skills requirements of future job opportunities to successfully improve Blackpool's unemployment and economic activity rates.



- 6.9. Sustainable design and construction and the use of renewable and low carbon energy are key to achieving a reduction in carbon emissions. **Policy CS10** aims to mitigate the impact of climate change, minimise carbon emissions and ensure buildings are energy efficient. Part 4 of the policy requires all new non-residential development over 1000m<sup>2</sup> to achieve BREEAM 'very good'.
- 6.10. The Council recognise that sustainable communities contribute to a better quality of life for existing and future residents and this is achieved in part through the promotion of social cohesion and inclusion; the strengthening of economic prosperity and enhancement of the natural and built environment. The focus of **Policy CS12: Sustainable Neighbourhoods** is to ensure that future development and investment contributes to delivering sustainable communities, focusing regeneration and improvement in a number of identified priority neighbourhoods including in the inner area.
- 6.11. Supporting text to Policy CS12 at paragraph 6.13 states that *'it is vital that new development contributes to achieving more sustainable communities across Blackpool as a whole but particularly that development and investment takes place to improve the quality of the built and natural environment and to address the economic and social issues evident in these areas'*.
- 6.12. The Core Strategy under **Chapter 6: Strengthening Community Wellbeing** recognises that access to quality educational facilities is integral to raising the educational achievement; and improved provision and access to quality public services has a direct positive effect on the health and well-being of residents. **Policy CS15: Health and Education** at part 4 directly supports development that enables the provision of high quality new and improved educational facilities. This includes at point 4a. ***'The expansion, modernisation and enhancement of Blackpool's higher and further education facilities, working closely with the relevant establishments'***. In particular, paragraph 6.42 of the supporting text to policy CS15 recognises the important sub regional role of Blackpool and the Fylde College and that additional education facilities are located in close proximity to the residential communities they serve. To ensure future provision is located in the most sustainable and accessible locations the paragraph also states that facilities should be appropriately located in accordance with their scale and catchment.
- 6.13. In addition supporting text paragraph 6.46 to **Policy CS12** specifically states that *'Education is vital to the regeneration of Blackpool, to equip children, young people and adults with the necessary qualifications and skills to compete in the developing labour market. An uplift in Blackpool's level of educational attainment and skills at all levels is seen as essential to enhance the opportunities for the town's children and young people, and to support inward investment and Blackpool's longer term prosperity.'*

6.14. Blackpool Town Centre is the main retail and service centre in the Fylde Coast sub-region and is identified in the overarching spatial strategy as a key focus for economic growth, development and investment. Three town centre strategic sites are identified including the Central Business District (also known as Talbot Gateway Policy CS19), The Winter Gardens (Policy CS18) and The Leisure Quarter (rebranded as Blackpool Central – Policy CS20). The overarching policy framework in the Core Strategy for the town centre is to drive economic growth to strengthen its vitality and viability and its important sub-regional centre role on the Fylde Coast and within Lancashire.

### **Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (2012 – 2027)**

6.15. The Local Plan Part 2 was adopted by Full Council on 22 February 2023 and sets out detailed development management policies, which will need to be taken into account in developing the detailed proposals for submission of the Multiversity application.

### **National Planning Policy Framework July 2021 (NPPF21)**

6.16. The National Planning Policy Framework was updated in July 2021 and provides a framework for the Government's economic, environmental and social planning policies for England and how they are supposed to be applied. Key changes in the 2021 revisions include an increased focus on design quality; firmer wording on protecting and enhancing the environment and improving biodiversity; the important contributions of trees in new development; and promoting a sustainable pattern of development.

6.17. NPPF21 Chapter 6 relates to building a strong competitive economy and paragraph 81 states that planning policy and decisions should help create the conditions in which businesses can invest, expand and adapt and that significant weight should be placed on the need to support economic growth and productivity taking into account local business needs and wider opportunities for development.

6.18. Chapter 7 is concerned with ensuring the vitality of town centres and paragraph 86 highlights the need to support the role that town centres play at the heart of local communities by taking a positive approach to their growth management and adaptation.

6.19. Chapter 8 of NPPF12 is concerned with promoting healthy and safe communities and paragraph 95 states that local planning authorities should take a proactive, positive and collaborative approach to development that will widen educational choice. Paragraph 96 reiterates this proactive approach to ensure the faster delivery of public service infrastructure including further education colleges.

6.20. Chapter 9 sets out the Government’s guidance on promoting sustainable transport including opportunities to promote walking, cycling and public transport (paragraph 104 and 112a) refer). Paragraph 105 states that significant development should be focused on locations which are or can be made sustainable through limiting the need to travel and offer a genuine choice of transport modes.

6.21. Chapter 12 provides guidance on achieving well designed places and Government considers that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. Paragraph 134 makes it clear that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

## **7. OTHER RELEVANT COUNCIL STRATEGIES**

### **Blackpool Town Centre Strategy Update May 2022**

7.1. An updated Blackpool Town Centre Strategy and Action Plan was approved in May 2022. This updated strategy reflects the substantial investment and the new and emerging challenges at a national and local level including Blackpool’s Climate Change Emergency Declaration 2019 and the impacts of the Covid 19 pandemic. The work undertaken in creating the refreshed Town Centre Strategy and Action Plan resulted in an updated vision for the town centre:

#### **Blackpool Town Centre: A Place Where you Belong:**

*"By 2040, Blackpool Town Centre is an attractive and vibrant place within Britain’s favourite resort. Offering a year-round, high quality experience for residents, visitors and workers from all walks of life.*

*Blackpool Town Centre embraces and builds on its culture and heritage, is forward looking and joyful, with the healthy mix of credibility, nostalgia and fun that is unique to Blackpool."*

7.2. The Vision is underpinned by 6 key objectives including ‘Work & Learn’ which sees the town centre fostering learning and providing opportunities for work from small start-ups to big businesses. Six ‘Priority Intervention Areas’ are also identified and of particular relevance are the priorities related to ‘Public Realm’, ‘Zoning and Districts’ and ‘Community’.

#### **Alignment of the Proposal with the Policy Framework**

7.3. The following section sets out how the Multiversity proposal aligns with key policy in the Blackpool Development Plan; NPPF21; and the updated Town Centre Strategy.

- 7.4. In relation to policy in the Core Strategy, the proposal in the first instance aligns with the spatial focus and the strategic location of development as set out in **Policy CS1**. The proposal is a major regeneration project located within the inner area of Blackpool immediately adjacent to Blackpool Town Centre. Regeneration through new investment in the inner area neighbourhoods and Town Centre is considered crucial to strengthening the economy and addressing decline and deprivation.
- 7.5. The proximity of the proposal site to the Town Centre, which is a major transport hub for the Borough, the wider Fylde Coast and Lancashire beyond, means that the location of the proposal maximises the opportunity to use public transport to access the facility. Not only do numerous bus routes from across the borough and beyond converge on Town Centre but, the site is also only 350m from the major railway station at Blackpool North which is linked to the new tramway interchange on Talbot Road. This interchange provides improved tram access to the heart of the town centre from Fleetwood in Wyre Borough in the north to Starr Gate on Blackpool's southern boundary with Fylde Borough. This aligns with **Goal 1 and Objective 4** in enabling easier and more sustainable journeys to be made within Blackpool and the Fylde Coast and promoting sustainable modes of transport.
- 7.6. The Multiversity will bring an expanded student body into the town centre with the new campus supporting around 3,600 students, in addition to providing a variety of employment opportunities. These students and employees will provide additional activity and spend which will contribute to enhancing the vitality and viability of the town centre boosting local businesses and supporting regeneration. This directly aligns with **Goal 3** of the Core Strategy and the key aims of **Policy CS4: Retail and Other Town Centre Uses** and **CS17: Blackpool Town Centre and Resort Core**, which promote town centre regeneration.
- 7.7. The UCB is responding to local, regional and national employment and business priorities through a high quality, dedicated and distinctive technical and professional curriculum, co-created with employers and in partnership with Lancaster University. In doing so, the UCB will support high level skills growth increasing the number of students with higher level technical and professional skills and reaching out to those who re-skill or up-skill as well as providing prestigious post-18 progression routes.
- 7.8. This approach directly aligns with Core Strategy **Policy CS3**, point 2, by improving employment opportunities through an effective re-skilling and up-skilling agenda raising aspiration and assisting in diversifying the economy and aligning with Policy CS15 point 4 in delivering a modernised and enhanced higher and further education facility helping to deliver the **Core Strategy Vision** and **achieve Goal 1 and Objective 3**, as well as **Goal 2, Objective 12** by increasing access to quality educational facilities and improving educational achievement, skills and aspirations. The proposal will also support the delivery of the Central Business District (CBD) (Talbot Gateway) **Policy CS19**, the key aim of which is to drive business

development in the town centre. The proposal will provide educational support as well as a reskilled/upskilled workforce to support local businesses.

- 7.9. The proposal site is also located within the priority neighbourhood area of Talbot and Brunswick which is listed in Core Strategy Policy **CS12: Sustainable Neighbourhoods** under point 2.a. where the focus for such neighbourhoods is on regeneration and investment. Whilst Policy CS12 has a focus on housing, the overall thrust of the policy is around regeneration and improvement to address the economic and social issues with the aim of delivering sustainable communities in priority neighbourhoods. This includes the strengthening of economic prosperity and the enhancement of the built and natural environment. The development of the Multiversity site will not only provide a prestigious quality development enhancing the built and natural environment within this inner area neighbourhood but will provide job opportunities for local residents aligning with the overall aspirations of inner area regeneration and Policy CS12 and in doing so assist in delivering Core Strategy **Goals 2 and 3**.
- 7.10. In addition to the above, the Multiversity building is to be built in accordance with national design guidance and codes (refer to paragraph 7.11 below) and to at least BREEAM standard 'Very Good'. The latter goes beyond the requirements of Core Strategy Policy CS10, which requires all non-residential development over 1000m<sup>2</sup> to meet a standard of 'Very Good'.
- 7.11. In terms of the **National Planning Policy Framework (2023)**, it is considered that the proposal aligns with this revised guidance in terms of sustainable development, in particular the economic and social objectives of the framework, by supporting local and regional economic priorities to grow a competitive economy; and support local communities' health and well-being through providing educational and job opportunities. The proposal is also in a highly accessible location, promoting the use of sustainable transport, which supports the aims of Chapter 9; through increased footfall and expenditure the proposal will contribute to improving the vitality of Blackpool Town Centre supporting the aims of government guidance in Chapter 7; delivering a proposal designed in accordance with national design guidance and codes aligns with Chapter 12.
- 7.12. Whilst the Multiversity site does not lie within the town centre boundary, as defined on the Local Plan Policies Map (2023), it does lie immediately adjacent to the eastern boundary along Cookson St. and the proposal will clearly support the aims and objectives of the updated Blackpool Town Centre Strategy (May 2022), in particular the **'Work and Learn'** key objective. This objective is concerned with fostering learning and providing opportunities for work from small start-ups to big businesses. By providing a dedicated; educational facility that will cater specifically for local business needs in its curriculum and strengthen business/education collaboration to improve productivity and retention of higher skilled individuals, the proposal will directly assist in delivering this key 'Work and Learn' objective. The

proposal will also support key priority intervention areas in the Town Centre Strategy in terms of key deliverables related to public realm, visual appearance, investment, skills and employability, diversity, equity, inclusion and civic pride.

**Conclusion:**

7.13. Taking in to account the assessment in section 3 above, it is considered that the proposal for a Multiversity on the site at George Street, Grosvenor Street, Milbourne Street and Cookson Street, in principle aligns with policy set out in the Blackpool Development Plan specifically key Policy CS1, CS3, CS10, CS12 and CS15. The proposal also indirectly assists in the implementation of the aims of Policy CS4, CS17 and CS19. In doing so, the proposal will directly assist in delivering the Core Strategy Vision and Goals 1, 2 and 3 and Objectives 1, 4, 8 and 12.

7.14. The proposal is promoting sustainable development and design, which aligns with the national planning policy framework as set out in NPPF21.

7.15. The proposal will support the delivery of the updated Blackpool Town Centre Strategy (May 2022) Vision and key Objectives, Priority Interventions and Deliverables.

**8. LAND ASSEMBLY AND NEGOTIATIONS**

8.1. The Council has engaged extensively with the owners of the CPO land. The following progress on negotiations/acquisitions to date has been made.

**Location: George Street**

<b>Property</b>	<b>Acquisition Status</b>
A	Initial discussion/contact.
B	Initial discussion/contact.
C	Initial discussion/contact.
D	No response.
E	Agreed/with solicitors.
F	Initial discussion/contact.
G	Initial discussion/contact.
H	Initial discussion/contact.
I	Initial discussion/contact.
J	Completed.
K	Detailed negotiation.
L	Initial discussion/contact.

Property	Acquisition Status
M	Initial discussion/contact.

**Location: Cookson Street**

Property Ref	Acquisition Status
A	Initial discussion/contact
B	Agreed.
C	Agreed.
D	Initial discussion/contact.
E	Initial discussion/Agreed.
F	Initial discussion/contact.
G	Initial discussion/contact.
H	Detailed negotiation.
I	No response.
J	Initial discussion/contact.
K	Detailed negotiation
L	Agreed/with solicitors.
M	Initial discussion/contact.

**Location: Forecourts between 20/46 Cookson Street**

- a) Forecourt outside 20/ 32 Cookson Street acquired by Council and registered at Land registry as part of LAN90634.
- b) Land Adjacent to 32 Cookson Street was acquired by the Council and registered at Land registry as LAN1013683.
- c) Forecourts outside 34/ 38 Cookson Street acquired by Council and registered at Land Registry as LAN 90759.
- d) Forecourts outside 40 Cookson Street acquired by Council
- e) Forecourts outside 42/ 46 Cookson Street acquired by Council and registered at Land Registry as LAN 90759.

**Location: Milbourne Street**

Property Ref	Acquisition Status
A	Completed
B	Detailed negotiation.
C	Detailed negotiation.
D	Initial discussion/contact.
E	Initial discussion/contact.
F	Initial discussion/contact.
G	Initial discussion/contact.
H	Initial discussion/contact.
I	No response.
J	Agreed.
K	Agreed.
L	Completed.

**Location: Grosvenor Street**

Property Ref	Acquisition Status
A	Detailed negotiation.
B	Initial discussion/contact.

**Location: Charles Street**

Property Ref	Acquisition Status
A	Initial discussion/contact.
B	Detailed negotiation.
C	Detailed negotiation.
D	Detailed negotiation.
E	Initial discussion/contact.
F	Completed.
G	Agreed/with solicitors.
H	Completed.
I	Detailed negotiation.
J	Detailed negotiation.



Property Ref	Acquisition Status
K	Completed.
L	Agreed/with solicitors.
M	Detailed negotiation.
N	Completed.
O	Detailed negotiation.
P	Detailed negotiation.
Q	Detailed negotiation.
R	No response – demolished building.
S	Detailed negotiation.
T	Initial discussion/contact.
U	Completed.
V	Completed.
W	Completed.
X	Initial discussion/contact.

8.2. In resolving to exercise its powers of compulsory acquisition, the Council has considered the Department for Levelling Up, Housing and Communities Guidance on Compulsory Purchase process and The Crichel Down Rules which in paragraph 2 of the General Overview states (amongst other things) as follows:

*"The confirming authority will expect the acquiring authority to demonstrate that they have taken reasonable steps to acquire all of the land and rights included in the Order by agreement. Compulsory purchase is intended as a last resort to secure the assembly of all the land needed for the implementation of projects. However, if an acquiring authority waits for negotiations to break down before starting the compulsory purchase process, valuable time will be lost. Therefore, depending on when the land is required, it may often be sensible, given the amount of time required to complete the compulsory purchase process, for the acquiring authority to:*

- *plan a compulsory purchase timetable as a contingency measure;*
- *and*
- *initiate formal procedures*

*This will also help to make the seriousness of the authority's intentions clear from the outset, which in turn might encourage those whose land is affected to enter more readily into meaningful negotiations."*

8.3. The Council intends to retain the freehold of land prior to development being completed. In this respect the Council has proactively been negotiating and acquiring properties within the Order site.

- 8.4. The Council has sought, and will continue to seek, to acquire all of the third party interests in the Order Land through negotiation. The Council's surveyors have been active in pursuing and progressing these negotiations and to date good progress has been made with a number of successful acquisitions/relocations already agreed, many of which have been completed and some of which are in the process of being implemented. However, whilst discussions are continuing with the outstanding owners and occupiers that remain within the Order Land it is now unlikely that agreement will be reached with all interested parties within a reasonable timescale.
- 8.5. It is hoped that the commencement and progression of the compulsory purchase process will assist in negotiations and provide an element of further certainty for both the Council and outstanding owners and occupiers upon which the Order will ultimately impact. The Council remains committed to agreeing the voluntary acquisition of all outstanding interests in the Order Land and, in the interests of speed and goodwill, will consider the use of Alternative Dispute Resolution techniques, wherever appropriate, to settle any disputes which might arise. Should anyone affected by the Order have any queries with regard to the acquisition of their interest or any other aspect arising out of the making of the Order, they may find it useful to contact; Nick Hill No 1 Bickerstaffe Square Blackpool, FY1 3AH Telephone 07342077826 or email [nick.hill@blackpool.gov.uk](mailto:nick.hill@blackpool.gov.uk), or Infusion Telephone 01253 477477 - please ask for Infusion or email [infusion@blackpool.gov.uk](mailto:infusion@blackpool.gov.uk).
- 8.6. The Council have endeavoured to visit parties affected by the Order to assess their requirements. In appropriate cases this could include assistance with relocation. The Council's contact for queries on the Order is Neil Mackey, No 1 Bickerstaffe Square Blackpool, FY1 3AH; telephone 01253 477 411 or [neil.mackey@blackpool.gov.uk](mailto:neil.mackey@blackpool.gov.uk).
- 8.7. Efforts were made initially in August 2022 to contact freehold and leasehold owner occupiers to inform them of the Council's interest in acquiring their property for the Multiversity project and start voluntary negotiations. Following on from this in September 2022 all parties received correspondence providing general information on the scheme and providing points of contact at the council. At the end of 2022 all legal interests received an initial offer letter from the Council, which encouraged owners to get in contact and start a dialogue with the Growth and Prosperity team.
- 8.8. Update letters were sent to all residents affected by the Multiversity project in early March 2023 by the Infusion team, this invited residents to attend a drop-in engagement session. Whilst owners that had not formally engaged in negotiations received an additional letter that provided transparency on the project and an invitation to attend a face-to-face appointment in April 2023.
- 8.9. To engage with impacted residents across the proposed multiversity site, Infusion hosted a drop-in engagement session on 14th March, which allowed residents to come and ask questions and engage face to face with Council staff.

- 8.10. The meeting was followed up with a letter in April, outlining more information on the Home-Loss Payment and to thank residents for attending the drop-in session. Subsequently, Infusion have been reaching out to tenants, asking for their contact details to be shared by those tenants who are engaged to other tenants that have not made with the council. To date, Infusion have communicated, sign-posted and provided information for more than 50 households, and been in touch with support organisations as and when needed.
- 8.11. In August 2023, legal services provided clarity to tenants in properties where the owner had agreed the sale of the property. Informing them on the qualification of Home-Loss Payments and the timescales involved with receiving their compensation.
- 8.12. Bearing these factors in mind, together with the high quality development which the Order is seeking to deliver and the key role the development will play in improving the commercial offer in Blackpool, the Council considers that there is a compelling case in the public interest in support of the exercise of its powers of compulsory acquisition in relation to the Order Land and that the use of such powers is proportionate to the ends being pursued.

## **9. DELIVERABILITY**

### **Delivery:**

- 9.1. Blackpool & Fylde College have signed a Memorandum of Understanding with a view to later entering into an Agreement with Blackpool Council to take a lease of the premises. In this respect it will be Blackpool Council delivering the project.

### **Funding:**

- 9.2. Under the Town Investment Plan, Blackpool Council secured funding for seven projects including £9m for the site acquisition and clearance. Sufficient funds have been allocated for the acquisition (and the Council has underwritten any overspend on the acquisitions should this become necessary through a related budget, either by negotiation, or with the Council using its Compulsory Purchase Powers
- 9.3. In addition the Council secured £40 million from DHLUC through the Levelling Up Fund Round 2 (LUF) for construction of the Multiversity towards the estimated £65m total cost of the project comprising £9m Town Deal, £40m LUF and £16m from the Blackpool and Fylde College to be prudentially borrowed by the Council and paid back by the College.
- 9.4. The Council will adopt the same method of delivery as it has within Talbot Gateway Development in that the Council will retain freehold ownership of the lands required for the development and will grant a lease of the premises to Blackpool & Fylde College for them to deliver education at the Multiversity in Blackpool.

9.5. The grants provided under the Town Deal and Levelling Up Fund will contribute to offsetting the total cost of the scheme for which prudential borrowing will be undertaken on the balance and the agreed rent and capital contribution from the College will be sufficient to meet the annual cost of the prudential borrowing.

### **Consultation and Engagement:**

9.6. The engagement with owners and occupiers has been widely successful, with 63 of 72 legal interests having engaged with the Council. All occupiers and owners have received written letters from initial contact in August 2022 and a further update in September 2022 updating all parties of the scheme and providing points of contact for any queries/questions.

9.7. Letters were sent to all residents affected by the Multiversity project in early March 2023 by the Infusion team, which invited residents to attend a drop-in engagement session. Owners who had not engaged received an additional letter that provided clarity on the project, details on the help available and an invitation by the Growth and Prosperity team to attend face-to-face appointments in April 2023, allowing property owners to discuss specific requirements including property values, in person.

9.8. The appointments with owners were attended by seven owners across two days. Owners who were offered alternative appointments were arranged separately to meet with the Growth and Prosperity team.

9.9. As part of ongoing work to engage affected residents across the proposed multiversity site, Infusion hosted a drop-in engagement session, held at Blackpool Fylde College (being adjacent to the proposed site), which allowed residents to come and ask questions and engage directly with Council staff. This was held on 14<sup>th</sup> March and was attended by over 20 households. Topics covered concern around timelines, relationships with landlords and the availability of suitable alternative accommodation.

9.10. The meeting was followed up with a letter in April, outlining more information on the Home Loss Payment and to thank residents for attending the drop-in session. Since then Infusion have been reaching out to tenants, asking for their contact details and for Infusions details to be shared as appropriate with tenants who have not made contact. Infusion have communicated, sign-posted and provided information for more than 50 households, and been in touch with support organisations when required.

9.11. Formal offer letters have been sent out to owners, which includes a breakdown of the offer and is split into; market value, disturbance and Home Loss Payments. It also stipulates that owners are entitled to appoint a surveyor to act on their behalf.

9.12. As referenced in section 39, Infusion and legal services have provided numerous correspondence letters to tenants in relation Home Loss Payments and disturbance for moving costs. The letter from legal services outlines the compensation payable to tenants is subject to a qualifying criteria as set out in the Land Compensation Act 1973.

9.13. A schedule of the principal letters delivered to landlords, owner occupiers and tenants is as follows:

Annex A - example letter sent to the owners of properties

Annex B - letter delivered to all properties on 20th September 2020

Annex C- letter delivered to all properties on 7th March 2023 (to all residents)

Annex D - letter delivered to all properties on 7th March 2023 (to property owners)

Annex E - offer letter format

Annex F - letter to all tenants – outlining info on home loss payments

9.14. Further consultation will take on the planning application once submitted

#### **Relocations:**

9.15. The Council is acutely aware that the regeneration of the Order Land will inevitably involve disruption to those living and working in the area. However, the Council is of the view that the use of compulsory purchase powers in this matter is proportionate.

9.16. There is a mixture of residential and commercial interests in the Order Land. The Council has made considerable efforts to contact and, wherever possible, met each interested party face-to-face to identify their relocation requirements and to discuss their options. The level of engagement with each individual has been determined by the needs and wishes of the parties but has included: helping to identify suitable alternatives, and tailoring completion dates to enable relocations.

9.17. A significant number of acquisitions have already taken place and some are on-going. Council officers have provided their contact details and remain open to requests for information and engagement.

9.18. Negotiations are taking place with the relevant owners] and where possible, they are making their own arrangement for relocation without needing Council assistance

9.19. Notwithstanding this, the Council is satisfied that the purpose for which it is seeking to make the Order - to secure the much-needed redevelopment of the Order Land and the continuance of the Talbot Gateway Redevelopment - provides sufficient justification for the interference with the human rights of those affected by the

proposals. Full details of the relevant human rights considerations involved in the making of the Order are set out in section 13 below. In recognition of the concerns of those affected by the proposals, the Council will continue to ensure that their relocation takes place in a co-ordinated and tailored manner.

## **10. PUBLIC SECTOR EQUALITY DUTY**

- 10.1. An Equality Analysis screening process was undertaken as part of the business case for the Multiversity to assess the impact on protected groups of the making of the CPO and the implementation of the CPO scheme, in line with the Equality Act 2010.
- 10.2. The outcome of the screening process was that the impact of the development proposals were overwhelmingly positive. In respect of the CPO the Council recognises the challenges and disruption that can come from acquiring people's homes and for this reason representatives of the Council's Infusion Team (who are separate from those negotiating on property acquisitions, have taken extensive measures to engage with all the residents & owners of property in the CPO area to determine if they have any particular or specific needs or requirements that they need assistance with and this will continue throughout the CPO process
- 10.3. This will be monitored and reviewed throughout the CPO process to ensure that any future impact can be measured and mitigated against as necessary. This will be monitored and reviewed throughout the CPO process to ensure that any future impact can be measured and mitigated against as necessary.

## **11. HUMAN RIGHTS CONSIDERATIONS**

- 11.1. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with rights protected by the European Convention on Human Rights ("ECHR"/ "the Convention"). The Department for Levelling Up, Housing and Communities Guidance on Compulsory purchase process and The Crichton Down Rules states that a compulsory purchase order should only be made where there is a compelling case in the public interest. The guidance makes it clear that an acquiring authority should be sure that the purposes for which the compulsory purchase order is made justify interfering with the human rights of those with an interest in the land affected
- 11.2. In making this assessment, an acquiring authority should have regard, in particular, to the provisions of Article 1 of the First Protocol to the European Convention on Human Rights and, in the case of a dwelling, Article 8 of the Convention.
- 11.3. Article 1 of the First Protocol, Article 6 and Article 8 of the Convention are summarised and considered below:

Article 1 of the First Protocol states:

*"...Every natural or legal person is entitled to peaceful enjoyment of his possessions" and "no one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by the law and by the general principles of international law..."*

11.4. Whilst occupiers and owners in the Order Land will be deprived of their property if the Order is confirmed, this will be done in accordance with the law. As indicated above, extensive efforts will be made to relocate all residential and commercial tenants through the offices of Blackpool Coastal Housing and Blackpool Unlimited. The Order is being pursued in the public interest as required by Article 1 of the First Protocol. The public benefits associated with the Scheme are set out earlier in this Statement of Reasons.

11.5. In light of the above, the Council considers that the Order will strike a fair balance between the public interest in the implementation of the Scheme and those private rights which will be affected by the Order.

Article 6 of the Convention provides:

*"..In determining his civil rights and obligations...everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law..."*

11.6. Extensive dialogue has been undertaken with all those parties affected by the Order either through correspondence or conversations and negotiations. The Talbot Gateway area has been extensively publicised and consultation has taken place with the communities and parties that will be affected by the Order. All those affected by the Order will be notified, will have the right to make representations and/or objections to the Secretary of State for Levelling Up, Housing and Communities, and to be heard at a public inquiry. It has been held that the statutory processes and associated right for those affected to pursue remedies in the High Court, where relevant, are compliant with Article 6.

Article 8 of the Convention provides that:

*"(1) Everyone has the right to respect for his private and family life, his home and his correspondence. (2) There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and necessary in a democratic society in the interest of...the economic well being of the country..."*

11.7. The Order has been made pursuant to section 226(1)(a) of the Town and Country Planning Act 1990, as amended by Section 99 of the Planning and Compulsory Purchase Act 2004 which authorises the Acquiring Authority to acquire land compulsorily subject to following the procedures in the Acquisition of Land Act

1981. The Council believes, for the reasons set out in this Statement that the proposals will facilitate the carrying out of development, redevelopment or improvement in relation to the Order Land which is likely to contribute to the achievement of the promotion of the economic, social, and environmental well-being of the area. Consequently, the Council considers that there is a compelling case in the public interest that the Order Land be acquired in order to achieve the public benefits outlined in this Statement of Reasons. If the Secretary of State agrees with the Council that there is a compelling case in the public interest, he may confirm the Order. If the Order is confirmed, compensation may be claimed by persons whose interests in land have been acquired or whose possession of land has been disturbed. In the circumstances, if the Order is confirmed, the compulsory acquisition of the Order Lands will not conflict with Article 8 of the Convention.

11.8. The Council considers that such interferences as may occur with the pursuance of the Order are in accordance with the law, pursue a legitimate aim, namely the economic wellbeing of the town and/or the protection of the rights and freedoms of others, and are proportionate having regard to the public benefits that the Scheme will bring which will, in turn, benefit the social economic and environmental well-being of the town.

11.9. Those directly affected by the Order will be entitled to compensation proportionate to any losses that they may incur as a result of their acquisition. Compensation will be payable in accordance with the Compulsory Purchase Code, assessed on the basis of the market value of the property interest acquired, disturbance and statutory loss payment. The Council will also pay the reasonable surveying and legal fees incurred by those affected. The Compulsory Purchase Code has been held to be compliant with Articles 8 of the Convention and Article 1 of the First Protocol.

11.10. The European Court of Human Rights has recognised in the context of Article 1 of the First Protocol that "...regard must be had to the fair balance that has to be struck between the competing interests of the individual and the community as a whole.." public and private interests are to be taken into account in the exercise of the Council's powers and duties.

11.11. In pursuing the Order, the Council has carefully considered the balance to be struck between the effect of compulsory acquisition on individual rights and the wider public interest in the redevelopment of the Talbot Gateway area. Interference with Convention rights is considered by the Council to be justified here in order to secure the economic regeneration, environmental and public benefits which the proposals will bring.

## **12. SPECIAL FEATURES AND SPECIAL CATEGORIES OF LAND**

12.1. There are no special features on the Order Land and the Order Land does not include any special category of land.



### **13. EASEMENTS, RIGHTS, ETC**

13.1. It is intended that a General Vesting Declaration (GVD) or General Vesting Declarations will be made by the Council in respect of the Order Land in the event that their compulsory purchase powers are confirmed by the Secretary of State. It is also the intention of the Council that all easements, covenants, rights and other interests in the land included in such a GVD shall be acquired/overridden. Any mortgages and rent charges are to be dealt with in accordance with the relevant provisions of the Compulsory Purchase Act 1965.

### **14. VIEWS OF GOVERNMENT DEPARTMENT / AGENCIES**

14.1. As referenced earlier, the Government through the Department of Levelling Up, Homes and Communities have identified this as a strategic priority as part of the Government's Levelling-Up agenda through the provision of £9m Town Deal Funding and £40 million Levelling-Up Funding towards the project.

### **15. COMPULSORY PURCHASE BY NON-MINISTERIAL ACQUIRING AUTHORITIES RULES 1990**

15.1. This Statement of Reasons is not intended to be the statement of case under Rule 7 of the Compulsory Purchase (Inquiries Procedure) Rules 2007 and the Council reserves the right to alter or expand it as necessary

### **16. LIST OF DOCUMENTS**

16.1. The following list includes the documents on which this Statement is based and which may be referred to in any Inquiry. All documents are available to view either on the Council's website [www.blackpool.gov.uk](http://www.blackpool.gov.uk) or can be inspected on request to Blackpool Council offices at No 1 Bickerstaffe Square, Blackpool - telephone number 01253 477477.

#### **General Documents:**

#### **Blackpool Council Executive reports**

EX48/2020 Blackpool Town Deal Heads of Terms, 16 November 2020  
EX16/2021 Blackpool Town Deal Update , 22 March 2021  
EX63/2021 Blackpool Town Deal Update, 6 December 2021  
EX52/2022 Blackpool Town Deal Update, 5 December 2022  
EX23/2021 Levelling Up and Community Renewal Fund : 12<sup>th</sup> April 2021  
EX37/2021 Levelling Up Fund Bid : 12<sup>th</sup> July 2021  
EX19/2022 Levelling Up Fund Round 2 : 25<sup>th</sup> April 2022  
EX33/2022 Levelling Up Fund : 5<sup>th</sup> September 2022

EX35/2022 The Acquisition of Land for the Multiversity : 5<sup>th</sup> September 2022

EX17-2023 Multiversity and Levelling Up Fund Round 2 : 27<sup>th</sup> February 2023

### **National and Planning Policy**

National Planning Policy Framework July 2021

### **Local Planning Documents**

Blackpool Local Plan; Part 1 Core Strategy (2012-2027) January 2016

Blackpool Local Plan Part 2: Site allocations and Development Management Policies (February 2023)

Talbot Gateway Planning Brief Nov 2006 – not relevant???

### **Other Local Strategies**

Blackpool Town Centre Strategy Update (May 2022)

DRAFT

**Plan 1: The Order Land**



**ANNEX A: EXAMPLE LETTER SENT TO THE OWNERS OF PROPERTIES**

**DATE:** 2<sup>nd</sup> August 2022

**ADDRESS**

**Ref:** XXXX

**T:** 07342077826

**E:** nick.hill@blackpool.gov.uk

WITHOUT PREJUDICE SUBJECT TO CONTRACT AND FORMAL COUNCIL APPROVAL

Dear XXXX,

**RE: THE FREEHOLD INTEREST IN XXXX STREET, BLACKPOOL, FY1 3DN (THE "PROPERTY"), AS REGISTERED UNDER HM LAND REGISTRY TITLE NUMBER XXXXX**

I am writing to inform you that the Council is considering the possibility of purchasing your interest in these premises.

Any offer would be subject to contract, formal council approval, the satisfactory undertaking and review of searches, surveys and all other legal and/or title information necessary to legally undertake such a conveyance.

Also the provision of vacant possession would be required, with the property to be transferred free from any existing tenancies upon completion.

For the avoidance of doubt any offer would be made in respect of the Property only, it does not include the acquisition of any demountable content within the Property or any business operating out of the Property.

I look forward to receiving your thoughts on possible disposal of your legal interest in the above. If you require further information as part of your consideration, please do not hesitate to contact me.

Yours sincerely,

**Nick Hill**

***Acquisition Surveyor***

***On behalf of Blackpool Council, Growth & Prosperity Division.***

**ANNEX B : LETTER DELIVERED TO ALL PROPERTIES ON 20<sup>TH</sup> SEPTEMBER 2020**

**20<sup>th</sup> September 2022 (Delivered by hand)**

**IMPORTANT LETTER TO THE OCCUPIER/OWNER**

Ref: Multiversity  
T: 07342077826  
E: [nick.hill@blackpool.gov.uk](mailto:nick.hill@blackpool.gov.uk)

**WITHOUT PREJUDICE, SUBJECT TO CONTRACT  
AND FORMAL COUNCIL APPROVAL**

**Dear Owner/Occupier**

**RE: MULTIVERSITY PROJECT:  
COOKSON STREET, MILBOURNE STREET, CHARLES STREET, GEORGE STREET, GROSVENOR STREET**

We are aware that Blackpool Gazette recently published a news article in relation to Blackpool Council's potential need to purchase several properties in this area to build new facilities to support the further education of young people.

The Blackpool Gazette published their article as soon as an official council report paper was published on our website on 31<sup>st</sup> August, which contained proposals for a new Multiversity development (which would also include the relocation of Blackpool & the Fylde College's Park Road campus).

The newspaper story was printed before an official decision was made on Monday 5<sup>th</sup> September. Only once a decision has been made official are we then in a position to be able to directly contact all affected properties with any information relating to the decision.

We recognise the uncertainty that this may have caused for many living in the area and we wanted to take this opportunity to provide you with accurate information now that we are in a position to be able to do so.

As highlighted above, the reason for the Council needing to purchase properties on this street is to create a new purpose built higher education campus in the town centre which will provide state-of-the-art teaching facilities with degree-level qualifications for Blackpool residents and, therefore, help to further regenerate the town centre to create more opportunities for residents and businesses.

There are a number of steps we are now taking as follows:

1. The decision on 5<sup>th</sup> September was to seek to buy this property by agreement with the owner. We had already contacted some owners and we are in discussion with them and have already bought some property.
2. We are now writing to all the properties in the area, and whilst it is the owners we would need to

talk to in the first instance, we recognise that if you are a tenant/rent the property then you also need to know what the situation is.

3. As the Council is considering purchasing these premises by agreement with the owner, if you own the premises the Council will write to you directly about discussing a sale if we have not already done so. If you are a tenant and you rent the premises you should speak to your Landlord in the first instance regarding their intentions.

4. For clarity, the Council has not made a formal decision to compulsorily acquire the properties affected but has said that it will review the position if it is unable to make progress on a voluntary basis in a reasonable timescale. If this does happen, people who own or have an interest in the property will be formally notified and will have the right to object to the proposals at that time. There will then be a separate process run by a Government appointed independent inspector to assess the merits of the Council's case and to hear any objections. We cannot give you a firm timescale for this process yet as it will depend on progress with the voluntary acquisitions.

5. Please be aware that careful planning goes into such an exercise and the Council is acutely aware of the impact of this on residents and businesses and the upheaval as a result. The Council will work with residents and businesses and will aim to ensure as smooth a transition as possible and will bring in other Council services as required to ensure you get the correct support. We will also ensure you are provided with sufficient time to find alternative premises.

6. The next step is that where we have not already made contact with the owner of the property we will look to do so to start negotiations with them.

In the meantime, should you have any queries about your property, please feel free to contact Nick Hill who will be happy to explain and discuss this further:

Nick Hill  
Acquisitions Surveyor  
[nick.hill@blackpool.gov.uk](mailto:nick.hill@blackpool.gov.uk)  
07342077826

If you have any comments or complaints these should be sent to:-  
[regeneration@blackpool.gov.uk](mailto:regeneration@blackpool.gov.uk)

**Yours sincerely,**

**Growth & Prosperity Team**

**Blackpool Council**

**ANNEX C : LETTER TO BE DELIVERED TO ALL PROPERTIES ON 7<sup>TH</sup> MARCH 2023**

**7th March 2023 (Delivered by hand)**

**IMPORTANT LETTER TO ALL RESIDENTS**

**Ref:** Multiversity Residents  
**T:** 01253 477477 – please ask for Infusion  
**E:** [infusion@blackpool.gov.uk](mailto:infusion@blackpool.gov.uk)

Dear Resident,

**HELP FOR RESIDENTS AFFECTED BY THE MULTIVERSITY PROJECT:  
COOKSON STREET, MILBOURNE STREET, CHARLES STREET, GEORGE STREET, GROSVENOR STREET**

As you are aware, the Council is working in the area to create a new “Multiversity” campus here in the town centre. As part of the work to transform the area, we have teams who are working with property owners in a small number of key streets where we need to buy properties in order to progress the project.

We know uncertainty about your home can be worrying and we wanted to make sure that you know that we are here to talk to you if you are feeling worried and are not sure how these plans impact on you. You can phone us on (01253) 477477, please ask for Infusion. If someone is not able to take your call when you ring, the customer first team will take your name and number and this will be sent to the team who will ring you back as soon as possible. You can email us at [infusion@blackpool.gov.uk](mailto:infusion@blackpool.gov.uk).

We know not everyone likes to use email or talk over the phone and sometimes it is easier to talk face to face. We are planning to hold an initial “drop in” event for affected residents on:

**Tuesday 14<sup>th</sup> March 2023 between 11am and 2pm  
Blackpool and the Fylde College, Bickerstaffe House (entrance facing George Street)**

Members of our team will be on hand to talk to you about any worries or concerns you have about moving and to explain to you what support is available to you. If you are not able to attend at this time but would prefer to meet with us face to face, please give us a call and we can come and see you.

Some people may be eligible for financial compensation because they need to move when their landlord sells the property to the Council, and we can help you find out if you would be able to access this and other support.

Many people who live in homes that we are planning to purchase are making plans to move and some people have already moved. No doubt you will have seen some changes in your local neighbourhood since the work to buy properties started, and we wanted to write to you to let you know that if you are worried about anything, we are here to listen, and where we can, to offer practical help and support.

Whilst we are mindful that people will need time to consider what they want to do and seek advice, the Government grant conditions that are supporting the Multiversity development do mean that we need to progress with the purchase of the remaining properties. The Council has not yet formally made a Compulsory Purchase Order for properties in the affected area, but is preparing to do so later this year for properties that have not been purchased on agreed terms.

Some of the questions we have had from people who live in the area we are sharing here, with what we hope you will find is a helpful response. If you have questions or concerns that are not answered below, or you would like to get some more detail on any of the answers, please do get in touch and our team will work with you to get an answer.

Frequently asked questions –

**1. I rent my home and I have not had any information about having to move out from my landlord. Who will tell me what is going on?**

The Council have been contacting property owners about buying the affected homes. We have sent them another letter this week, and from that they will know we are also writing to all the people who live in the area. As a first step, please speak to your landlord or rental agent and ask them to talk to you about their plans for your home. Properties will only be purchased as “vacant possession”, which means you will have to move before a sale is completed with the property owner. You may be entitled to compensation because you have to move. If you are worried and you would like to talk to us about what is happening, you can send us an email at [infusion@blackpool.gov.uk](mailto:infusion@blackpool.gov.uk). Please include a contact telephone number and your home address and one of our team will give you a call. If you prefer you can come and see us at the planned drop in, details above.

**2. I own my home but I haven't spoken to anyone about selling it yet, who should I talk to?**

We have written to all owners in the affected area and have been making efforts to talk to everyone – so we would welcome a chat if we are not already talking to you. We have written again to all owners this week so you should have our contact details and more information relevant to you in that letter, and if you haven't yet spoken to us then please get in touch with Nick Hill on [nick.hill@blackpool.gov.uk](mailto:nick.hill@blackpool.gov.uk) or 07342 077826.

**3. I am a tenant and I know I need to move but I don't know how I will find a new home to rent, what do I do?**

Some people have moved to other properties that are available from their landlord or letting agent. If this is not available to you, or you have not been offered a property that is suitable, we would advise that you speak to local letting agents about available properties so that they can let you know what is available on the market. Some people find that internet access is helpful to get the best view of the properties available for your budget – if you do not have internet access we can help you find support with this. If you would like a list of local letting agents with properties in Blackpool and the Fylde, drop us an email and we will send some contact details for them through to you.

**4. It is a big upheaval to move, am I entitled to any compensation to help me with the disruption?**

Some people may be entitled to compensation when the owner sells the property they are living in to us through this scheme because of the disruption it causes. To find out if you are eligible and if so, how to access compensation, please send your name, a contact number and your address to [infusion@blackpool.gov.uk](mailto:infusion@blackpool.gov.uk) or visit us at the drop in on Tuesday 14<sup>th</sup> March at Bickerstaffe House between 11am and 2pm.

We appreciate that moving can be a huge upheaval and while it is really positive for the town to have attracted the investment for the Multiversity we are sorry that it is having an impact on you and hope that, should you need any support, we are able to help you with the next step. Don't worry, anything sensitive that you ask us will be treated in confidence and rest assured, if we are able to help, we will.



**Yours sincerely**

**Kate Aldridge**

**Infusion Team, Blackpool Council**

**DRAFT**

**ANNEX D : LETTER TO BE DELIVERED TO ALL PROPERTIES ON 7<sup>TH</sup> MARCH 2023 (PROPERTY OWNERS)**

**7<sup>th</sup> March 2023 (Delivered by hand)**

**IMPORTANT LETTER TO ALL PROPERTY OWNERS**

**Ref:** Multiversity  
**T:** 07342077826  
**E:** [nick.hill@blackpool.gov.uk](mailto:nick.hill@blackpool.gov.uk)

**Dear Property Owner,**

**MULTIVERSITY PROJECT:  
COOKSON STREET, MILBOURNE STREET, CHARLES STREET, GEORGE STREET, GROSVENOR STREET**

I am writing following the letter we sent to you in September of last year regarding our plans to buy properties in this area to support the Multiversity project. Since we sent that letter we have been working with interested parties, agreeing terms and completing purchases.

Our records show that we are not currently in formal negotiations with you, and we want to ensure that you have access to the support you need to consider next steps. We know that what is proposed may be unsettling, and we want to assure you that within the limitations of what we are allowed to do by law and the budget available we will help you as much as we are able.

The Council is purchasing properties in this area to create a new purpose built higher education campus in the town centre. Since we wrote to you in September, we have purchased several properties in the area by negotiation and agreed terms with others.

Whilst we are mindful that people will need time to consider what they want to do and seek advice, the Government grant conditions that are supporting the Multiversity development do mean that we need to progress with the purchase of the remaining properties. The Council has not yet formally made a Compulsory Purchase Order for properties in the affected area, but is preparing to do so later this year for properties that have not been purchased on agreed terms.

We would much rather work with you as a property owner to make an agreed purchase. If you are willing to negotiate with the Council please do get in touch. The contact details are at the top and close of this letter and we are willing to negotiate with you over the value of your property within the constraints of what we are legally allowed to do. We will work with you to assess the market value and we are able to consider disturbance, compensation and reasonable legal costs.

If this property is your home, we know that you will want to purchase another house to live in. People living in the homes that we have already purchased have told us that they have found local estate agents and property websites such as Right Move and Zoopla to be helpful in their property search. If you do not have internet access please do let us know and we help you to get support to be able to use these sites.

We appreciate that people will be worried about making sure that they get a good price for their property and help to move to a new home. There is no set price for properties as everyone is unique and we need an individual discussion with you to address all the relevant matters to assess your property value, which will be the market value of your property. Depending on your circumstances, because you are a resident in the property you may be eligible to some compensation for the disruption that selling your home and moving to a new home causes.

If you do not live in your property, please note that we can only buy your property with vacant possession. If you have tenants living in your property we have also written to them and would ask you to ensure they have had a letter from us offering advice and support, a copy of which is enclosed. They can contact us directly by emailing their name, a contact number and their address to [infusion@blackpool.gov.uk](mailto:infusion@blackpool.gov.uk) or they can attend our tenant drop in the details of which are in the letter to all residents. If you are worried about how you can support your tenants to move, it is possible that we may be able to provide some compensation to assist them if they are eligible.

We also plan to organise face-to-face appointment sessions with property owners where you will be able to discuss your specific requirements and property values in person. The venue and date is yet to be confirmed but we expect this will be no later than mid-April. **Please let us know if you would like to have such an appointment so that we can ensure you will get sufficient notice to attend.**

If you run a business from your property and are willing to negotiate with the Council please do get in touch. If you are worried about finding alternative premises, we may be able to assist you with this.

We hope that you will want to talk to us about the sale of your property, but even if you do not feel ready to enter in to negotiations, please do get in touch with us. This is so that we can be assured that we have your contact details as things progress, and can be confident that you know we are here when you do feel ready to discuss next steps. Please contact -

Nick Hill  
Acquisitions Surveyor  
[nick.hill@blackpool.gov.uk](mailto:nick.hill@blackpool.gov.uk)  
07342 077826

We look forward to hearing from you soon,

**Yours sincerely,**

**Growth & Prosperity Team**

**Blackpool Council**

**ANNEX E : NEW/UPDATED OFFER LETTER FORMAT**

**DATE:**

ADDRESS

By email and post.

Ref: XXXX

T: 07342077826

E: nick.hill@blackpool.gov.uk

SUBJECT TO CONTRACT AND FORMAL COUNCIL APPROVAL

Dear xx

**MULTIVERSITY DEVELOPMENT – BLACKPOOL**

**Financial offer to acquire the freehold interest in [XXXXX], as registered under HM Land Registry title number [XXXX]**

Further to our recent discussion and my inspection of your property at the above address, I can confirm that Blackpool Council (“the Council”) would like to make an offer to acquire your property. I set out the detail of this offer [below](#).

As you know Blackpool Council are bringing forward a new Multiversity Campus. Your property is included within the boundary of the new development and the Council would like to acquire your property to enable the development to progress.

The Council has recently taken a report to its Executive to obtain various approvals to take forward the scheme including the approval to in principle consider the use of the Council’s compulsory purchase powers if necessary, alongside pursuing detailed negotiations to acquire the required properties.

I have now reviewed the information available and I am now able to make a financial offer on behalf of the Council for the acquisition of the freehold interest at the above address. The Council would be able to purchase your property as soon as agreement is reached on this offer. This offer is made in line with the statutory Compensation Code to reflect the sum of compensation as if your property were to be acquired under a Compulsory Purchase Order. This effectively means that the Council is offering you market value for your property plus various other financial allowances.

On this basis, the Council’s offer is set out below and is subject to contract, formal Council approval, the satisfactory undertaking and review of searches, surveys and all other legal and/or title information necessary to undertake such a conveyance. The offer is also subject to the provision of vacant possession, with the property to be transferred to the Council free from any existing tenancies upon completion.

Market Value	Disturbance/ Reinvestment	Statutory Loss Payment	Total Purchase Price
£	£	£	£

You are also entitled to appoint a surveyor to act on your behalf and to engage with us on this matter. The Council will reimburse any reasonable fees incurred. Please discuss this further with us should you wish to appoint a surveyor.

Once you have had time to consider this offer please do get in touch with us to discuss further. Our contact details are below:

Nick Hill                      07342077826                      [nick.hill@blackpool.gov.uk](mailto:nick.hill@blackpool.gov.uk)  
 General Contact              01253 477477

Yours sincerely,

**Nick Hill**

***Acquisition Surveyor***

***On behalf of Blackpool Council, Growth & Prosperity Division.***

DRAFT

## ANNEX F: LETTER TO ALL TENANTS – OUTLINING INFO ON HOME LOSS PAYMENTS

19<sup>th</sup> April 2023 (Delivered by hand)

### IMPORTANT LETTER TO ALL RESIDENTS

Ref: Multiversity Residents  
T: 01253 477477 – please ask for Infusion  
E: [infusion@blackpool.gov.uk](mailto:infusion@blackpool.gov.uk)

Dear Resident,

#### HELP FOR RESIDENTS AFFECTED BY THE MULTIVERSITY PROJECT: COOKSON STREET, MILBOURNE STREET, CHARLES STREET, GEORGE STREET, GROSVENOR STREET

Thank you for talking to our team about the impact of the Multiversity development on your home. When we met you told us that you have been living in your current home as a tenant of **Landlord**. and that your tenancy in the property has been in place for more than one year.

You have told us that you are worried about the costs associated with finding, moving to and settling in to a new home. Based on the information you have shared with us, you may be entitled to a payment from the Council to help you with the costs associated with the distress and disruption of moving and finding a new home. This payment can help you with the upfront costs of securing a property, like a deposit and/ or rent up front, the costs of moving to your new home and to compensate you for the disruption that is caused.

The “home loss” payment is usually made to people where the authority has made and been granted a Compulsory Purchase Order for their home. As you know, we have not yet made an application for this order, as we are negotiating directly with property owners. **However, we are able to make this payment to people in the properties that have been identified if their landlord reaches an agreement with us.**

This means that **if your landlord agrees to sell to us**, we will be able to make a payment to you at the same rate as the payment that would be made should we undertake a “compulsory purchase”. The amount is set by government, **and is £7,800 per household.**

We can only make this payment to you once we have reached an agreement with the property owner and the sale is complete. However, once we have reached an agreement, it will be possible for you to access some of the money early if you need to cover upfront costs which arise before you move. You can talk to us about how to do this. If you are worried about some of the practical costs of moving – for example the cost of moving your furniture and belongings from your current to a new home, then we can also look at how we can help with these expenses – this is separate from the Home Loss payment.

**If the property owner does not reach an agreement with us, we will not be able to make a payment to you at this time.** However, if and when a compulsory purchase order is made on properties that we have not reached agreement on, you will then be eligible for the home loss payment and help with moving costs.

We appreciate that moving can be a huge upheaval and while it is really positive for the town to have attracted the investment for the Multiversity we are sorry that it is having an impact on you. Thank you for talking to us about your circumstances and the worries that you have, I hope that we have

been able to allay some of these worries in this letter. Please do not hesitate to get in touch if you have any questions, and we will be happy to help wherever we can.

**Yours sincerely,**

**Kate Aldridge**

**Infusion Team**

**Blackpool Council**

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