

Officer Non Key Executive Decision

Relevant Chief Officer:	Steve Thompson, Director of Resources
Relevant Cabinet Member:	Councillor Mark Smith, Cabinet Member for Levelling up Place
Report Author:	Paul Jones, Head of Property Services
Implementation Date of Decision:	4 April 2024

Lease of former Whiteholme Youth Centre, All Saints Road, Bispham FY5 3AL to The Boathouse Youth Project.

1.0 Purpose of the report:

- 1.1 To seek authority to lease the former Whiteholme Youth Centre and Blackpool Rangers Building / Premises to The Boathouse Youth Project for a term of 25 years, subject to break clauses and rent reviews as outlined in the Heads of Terms attached at Appendix A.

2.0 Recommendation(s):

- 2.1 To enter into a 25-year lease with The Boathouse Youth Project, as outlined in the Heads of Terms attached at Appendix A.

3.0 Reasons for recommendation(s):

- 3.1 The Boathouse Youth Project offers an appropriate and financially viable tenancy for the former Whiteholme Youth Centre, which has stood vacant for some time now following its last use as a covid vaccination centre.

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

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

4.0 Other alternative options to be considered:

- 4.1 Not to enter into a lease with The Boathouse Youth and market the site for sale or alternative use.

5.0 Council Priority:

5.1 The relevant Council Priority is

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

6.0 Background Information

6.1 The Boathouse Youth Project is a charitable organisation that provides fully funded youth services for children and young people aged between 5-17 years (and upto 25 with additional needs). They operate similar successful programmes in the Bloomfield and Grange Park areas of Blackpool and are seeking to expand their offer to benefit children and young people in the Bispham and Kincaig area.

6.2 A copy of their Business Plan can be found an Appendix B, however this is confidential and not for publication.

Does the information submitted include any exempt information? Yes

Heads of Terms at Appendix A and The Boathouse Business Plan and Appendix B are confidential and not for public disclosure.

7.0 List of Appendices:

Appendix A (confidential) - Heads of Teams
Appendix B (confidential) - Boathouse Business Plan
Appendix C - Site Plan

8.0 Financial considerations:

8.1 Each party to bear its own costs.

9.0 Legal considerations:

9.1 Subject to all legal requirements and due diligence.

10.0 Risk management considerations:

10.1 All appropriate due diligence undertaken, lease terms provide opportunities for break clauses and rent reviews as outlined in the Heads of Terms at Appendix A.

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

people

11.1 The Boathouse Youth Project offers a fully funded programme of activities and opportunities which will benefit the children and young people of the local area.

12.0 Sustainability, climate change and environmental considerations

12.1 Subject to all appropriate environmental and sustainable development requirements.

13.0 Internal/ External Consultation undertaken:

13.1 Liaison with all relevant stakeholders throughout.

14.0 Decision of Chief Officer

14.1 To enter into a 25-year lease with The Boathouse Youth Project, as outlined in the Heads of Terms attached at Appendix A.

15.0 Reasons for the Decision of the Chief Officer

15.1 The Boathouse Youth Project offers an appropriate and financially viable tenancy for the former Whiteholme Youth Centre, which has stood vacant for some time now following its last use as a covid vaccination centre.