



EXECUTIVE BOARD DECISION

REPORT OF:	Executive Member for Regeneration Executive Member for Resources
LEAD OFFICERS:	Deputy Chief Executive Director of Planning and Prosperity
DATE:	14 July 2016

PORTFOLIO/S AFFECTED:	Regeneration	Resources
WARD/S AFFECTED:	Shear Brow	(Please Select...)
KEY DECISION:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	

SUBJECT: Blakey Moor Townscape Heritage (TH) Project

1. EXECUTIVE SUMMARY

Heritage Lottery Fund (HLF) have confirmed an award of £1.5 million to be matched by a further £1.5 million of Council funding (approved February 2016) for the delivery of the £3 million Blakey Moor Townscape Heritage project in Blackburn town centre.

The project will focus on the Northgate Conservation area and includes proposals for renovation and repair of the Victorian Blakey Moor terrace, former Baroque public house, King George's Hall front elevation and around 20 other historic buildings on Northgate and Lord Street West over the next 5 years.

Property owners will be offered grants of up to 80% for conservation work and eligible works to help to bring vacant floor space back into commercial use. The project will also deliver an environmental enhancement scheme, a heritage skills training programme and a series of events to help raise the profile of the area's rich history and heritage.

2. RECOMMENDATIONS

That the Executive Board notes:

- 2.1. Progress of the Blakey Moor Townscape Heritage Project
- 2.2. The update on the successful Heritage Lottery funding bid for £1.5 million programmed between 2016 and 2021.
- 2.3. The ongoing consultation with property owners of 11-17 Blakey Moor and existing tenants of Blakey Moor Terrace
- 2.4. Delivery programme going forward.

3. BACKGROUND

3.1. The Council's Town centre 12 Point Plan (2012/13) promoted 'Loving our Heritage' as one of the 12 priorities within a target area. The key action under this priority was to develop a Townscape Heritage (TH) Project around the Northgate Conservation Area.

3.2. The project concept was developed and guided by recommendations from the Heritage Lottery (HLF) and focuses on a compact area around Blakey Moor, Northgate and Lord Street West. The project secured HLF funding for the Development Phase in 2015 which enabled more detailed work to be undertaken to develop the project proposals and costs. This work included the appointment of a team of consultants including specialists from Buttress conservation architects who surveyed the condition of buildings. Planit-IE landscape architects developed a concept design for the public realm and Colliers International undertook options appraisals and market testing on the proposals for the Blakey Moor terrace within the context of the wider town centre and the Council's aspirations for commercial development.

This commercial advice was sought to satisfy both the Council and the Heritage Lottery Fund that the proposals for investment in key properties are sound and commercially viable. Colliers research suggested that:

- The site is potentially attractive to restaurants and also cafes and coffee houses with the historic nature of the area attractive as a destination.
- There are many examples of reconfigured historic buildings being attractive to such operators.
- The town centre location with very busy footfall and opposite a major leisure attraction near to car parking makes it attractive to such operators.
- The minimum floor area that operators look for would be from 200sq.m up to about 500sq.m. The proposed layouts would give unit sizes of 250sq.m, with about 100sq.m outside, and 570sq.m;
- Local authority ownership can be used to positively influence the offer.

The report from Collier International concludes that Blackburn could sustain a substantial modern restaurant offer and Blakey Moor has the potential to provide a suitable environment for this. Colliers suggest it would seem optimal, for the Council to use the Townscape Heritage Project to nurture a restaurant quarter, using Blakey Moor and the former Baroque building as a focal point.

3.3. A series of consultation events took place to capture the thoughts of members of the public, stakeholders, property owners and businesses and feedback was very positive.

3.4. Match funding from Blackburn with Darwen Borough Council was approved and a Stage II application submitted to the HLF in February 2016.

3.5. The Stage II submission was successful and the HLF formally confirmed an award of £1.5 million at the end of June 2016 and it is hoped the project will receive formal permission to start within a couple of months.

3.6. Over the next 5 years, the project will restore and refurbish historic buildings, create a new civic space, provide local people with training in traditional building skills and develop events and activities that celebrate the town's rich history and heritage. It will offer grants of up to 80% for conservation work to heritage buildings, to repair or reinstate architectural details and to help to bring vacant floor space back into commercial use.

3.7. The restoration of the Blakey Moor terrace is a priority project. The Victorian terrace will be restored to its former glory externally and remodelled internally making it more suitable for restaurant use.

3.8. The statue of William Gladstone will remain in situ against a softer background of planting and environmental improvements. This will see the area better defined with quality paving, improved lighting and a rebalance between pedestrian and vehicular use.

3.9. The project will work in partnership with Blackburn College to deliver a heritage skills training programme, complementing their existing construction courses and helping to ensure future local trades people have the specialist skills and knowledge needed to take care of the town's historic buildings.

3.10. A programme of events and activities will also take place to get people involved in the project. Northgate's historic connection to famous film makers, Mitchell and Kenyon will be celebrated and used to generate interest in the area. Heritage buildings will be illuminated as part of the town's annual festive Lantern Parade and new music and performance commissioned to reflect the town's history and culture.

3.11. The ambitious project is an important part of the on-going regeneration and development of Blackburn town centre. As well as being home to some of the town's best architectural assets, the area provides an important link between the College and the town's retail core. The enhancement works will support retailers, cafes and pubs already operating within the area, as well as King George's Hall, Blackburn Library and the College. New opportunities for restaurants and bars will also help to reinvigorate the town's evening and leisure economy and further establish this part of the town as a cultural hub.

4. KEY ISSUES & RISKS

4.1. Costs and Funding:

£1.5 million has been secured from HLF and match approved at Executive Board February 2016.

Total costs to the Council are approx. £2,137,644. This includes:

- £1,747,001 Capital Programme (including £250,000 LTP and £200,000 secured from LEP Growth Fund)
- £390,643 estimated Council property contribution as owner (including 11-17 Blakey Moor)

In addition, the Council may incur costs of acquisition of properties 11-17 Blakey Moor.

4.2 Project Management and Programme

The project will be delivered by the Council's Economic Regeneration and Business Team, with the appointment of a Townscape Heritage Manager as required by the HLF. It is hoped that the project will receive formal permission to start within a couple of months. The project will run for 5 years.

4.3. Professional Services

The Townscape Heritage Manager will be supported by a range of internal and external professional services. Opportunities for external contractors will be advertised via The Chest. It is expected that one of the first external appointments will be to develop concept designs for the public realm with a start early in the programme.

4.4. Blakey Moor Property owners and tenants

Discussions are underway with property owners and businesses to allow works to start on Blakey Moor terrace as soon as possible. Independent valuations have been established and negotiations regarding acquisition have started. Existing tenants have been informed of the Council's intentions to develop the building.

5. POLICY IMPLICATIONS

The development of the Blakey Moor Townscape Heritage Project is in response to and meets the 'Culture and Life' objective of the Blackburn town centre strategy and the development of the Local Plan. The project also helps to deliver the improvements set out in the Northgate Conservation Area Appraisal and Management plans as well as the Heritage Priority and ambitions identified within the Council's 12 Point Plan.

6. FINANCIAL IMPLICATIONS

Total costs for the Townscape Heritage Project including historic property renovations, public realm improvements and staffing and wider events and activities are:

Costs*

Capital - buildings	£2,797,080
Capital – public realm	750,000
Revenue – staffing, events, education and marketing	260,000
Total	3,807,080

Funded by *

	Grant	Council	Private
REVENUE			
	130,000	130,000	
Total Revenue	130,000	130,000	
CAPITAL			
HLF Grant	1,369,042		
Main Capital Programme		1,169,041	
Property owners contribution		388,603	170,394
LEP Growth Fund		200,000	
LTP		250,000	
Total Capital	1,369,042	2,007,644	170,394
Total Revenue and Capital	1,499,042	2,137,644	170,394

NB. Costs relating to the Council's acquisition of 11-17 Blakey Moor are not included.

7. LEGAL IMPLICATIONS

The owner of 11-17 Blakey Moor Terrace has indicated his preference would be for the Council to acquire the building to facilitate development of the terrace and negotiations are underway. If it is not possible for the acquisition to take place by agreement then, CPO powers could be

considered as a last resort.

8. RESOURCE IMPLICATIONS

Within the project, funding is available for a Townscape Heritage Manager for the 5 year period at a suitable grade along with additional revenue funding to support the marketing and engagement activities and the heritage skills training opportunities. In addition, supporting resources from the Property and Development and Planning Services, specifically the Conservation Officer will be called upon as necessary.

9. EQUALITY AND HEALTH IMPLICATIONS

Please select one of the options below. Where appropriate please include the hyperlink to the EIA.

Option 1 Equality Impact Assessment (EIA) not required – the EIA checklist has been completed.

Option 2 In determining this matter the Executive Member needs to consider the EIA associated with this item in advance of making the decision. *(insert EIA link here)*

Option 3 In determining this matter the Executive Board Members need to consider the EIA associated with this item in advance of making the decision. *(insert EIA attachment)*

10. CONSULTATIONS

Consultations have been ongoing throughout the development phases with the businesses, property owners and occupiers in the area as well as Blackburn College, the Blackburn BID, arts organisations and other organisations. Public consultations took place to raise awareness of the project, to test engagement ideas and to help develop the activity statement. Consultation with other key stakeholders were also undertaken to maximize engagement and ownership of the project by potential partners.

Further consultations with property owners and business will be undertaken going forward and a series of events will be delivered designed to engage the public in the project.

Detailed designs for the public realm will be developed in consultation with Highways and Environment teams.

11. STATEMENT OF COMPLIANCE

The recommendations are made further to advice from the Monitoring Officer and the Section 151 Officer has confirmed that they do not incur unlawful expenditure. They are also compliant with equality legislation and an equality analysis and impact assessment has been considered. The recommendations reflect the core principles of good governance set out in the Council's Code of Corporate Governance.

12. DECLARATION OF INTEREST

All Declarations of Interest of any Executive Member consulted and note of any dispensation granted by the Chief Executive will be recorded in the Summary of Decisions published on the day following the meeting.

VERSION: 0.01

CONTACT OFFICER:	Clare Turner
DATE:	04 July 2016
BACKGROUND PAPER:	