

Public Document Pack

Executive Member Decisions

Friday, 18th October, 2019

AGENDA

1. **Acquisition of the Blackamoor Inn, 140 Roman Road,
Blackburn, BB1 2LD**
EMD - Part I - Blackamoor Inn **2 - 8**
EMD - Part II - Blackamoor Inn
EIA-Checklist Blackamoor Inn

Date Published: 18th October 2019
Denise Park, Chief Executive

Agenda Item 1

EXECUTIVE MEMBER DECISION



REPORT OF: Executive Member for Growth and Development
Executive Member for Finance and Governance

LEAD OFFICERS: Director of Growth and Development
(Please Select)

DATE: 05th September 2019

PORTFOLIO/S AFFECTED: Growth and Development (Please Select...)

WARD/S AFFECTED: Blackburn South and Lower Darwen (Please Select...)

SUBJECT: Acquisition of the Blackamoor Inn, 140 Roman Road, Blackburn BB1 2LD

1. EXECUTIVE SUMMARY

To seek approval for the strategic acquisition of Blackamoor Inn in support of the Council's regeneration housing proposals, road improvements and air quality improvements in the surrounding area.

2. RECOMMENDATIONS

That the Executive Member approves the purchase subject to the provisionally agreed main heads of terms and conditions as outlined in this report.

3. BACKGROUND

Blackamoor Inn is an end terrace 2 storey building plus basement with detached separate car park offered with vacant possession, marketed as suitable for A1, A2 and A3 planning uses. Should the building and car park be acquired by someone other than the Council, this could potentially have a detrimental impact on the Council's regeneration plans for the area by an inappropriate use, low quality development or long term empty building.

The land and building are currently marketed together, inviting offers over £165,000 + VAT. This would be a strategic acquisition in terms of controlling the future use of the building and to support the Council's wider property and highways regeneration proposals. The building will provide valuable site welfare facilities during construction works, with the car park ideally suited to a temporary site compound. Following completion of the highways scheme, it is envisaged that the car park be absorbed into the housing development site to be delivered on the Council's adjacent land. Once the building has been vacated and is no longer used as site welfare facilities various options will be explored for its future use, which will be subject to detailed discussions with planning and consultation with key stakeholders.

The Council has made an offer which has been accepted subject to contract and committee approval and an early exchange. Provisional heads of terms are as follows:

Description

End terrace two storey plus basement former public house with detached separate car park and offered with vacant possession

Interest to be acquired

Freehold

Possession

Vacant possession to be given on completion

Costs

Each party to bear their own costs in relation to this transaction

4. KEY ISSUES & RISKS

The acquisition supports the Council's property and highways regeneration plans for the area, providing valuable site welfare facilities and site compound storage. If the Council does not complete the acquisition, the land and building may be sold to a 3rd party who does not share the same aspirations as the Council, potentially leading to an unwanted use, low quality development or long term empty property.

5. POLICY IMPLICATIONS

This acquisition is strategically important in terms of supporting the regeneration of the wider area and the Council's long term proposals. It is considered that not making this decision to purchase promptly could prejudice the Council's interests for the area.

6. FINANCIAL IMPLICATIONS

The cost of the acquisition will be shared between the Local Transport Plan budget and the funds available in the Affordable Housing Section 106 reserve

7. LEGAL IMPLICATIONS

The proposed transaction complies with the Council's Constitution for the acquisition of property interests

8. RESOURCE IMPLICATIONS

The proposed transaction will incur expenditure on Professional Fees and Legal Fees, which will be met by the Growth and Development department.

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

Public consultation will be carried out regarding potential future uses of the site and building via the planning application process.

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 and published if applicable.

VERSION:	2
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CONTACT OFFICER:	Simon Jones, Programme Director, Growth and Development
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DATE:	30 th August 2019
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BACKGROUND PAPER:	None
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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

EQUALITY IMPACT ASSESSMENT CHECKLIST

This checklist is to be used when you are uncertain if your activity requires an EIA or not.

An Equality Impact Assessment (EIA) is a tool for identifying the potential impact of the organisation's policies, services and functions on its residents and staff. EIAs should be actively looking for negative or adverse impacts of policies, services and functions on any of the nine protected characteristics.

The checklist below contains a number of questions/prompts to assist officers and service managers to assess whether or not the activity proposed requires an EIA. Supporting literature and useful questions are supplied within the [EIA Guidance](#) to assist managers and team leaders to complete all EIAs.

Service area & dept.	Growth and Development	Date the activity will be implemented	06/09/2019
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Brief description of activity	Acquisition of Blackamoor Inn
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Answers favouring doing an EIA	Checklist question	Answers favouring not doing an EIA
<input type="checkbox"/> Yes	Does this activity involve any of the following: - Commissioning / decommissioning a service - Change to existing Council policy/strategy - Budget changes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes	Does the activity impact negatively on any of the protected characteristics as stated within the Equality Act (2010)?	<input checked="" type="checkbox"/> No
<input type="checkbox"/> No <input type="checkbox"/> Not sure	Is there a sufficient information / intelligence with regards to service uptake and customer profiles to understand the activity's implications?	<input checked="" type="checkbox"/> Yes
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Does this activity: Contribute towards unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act <i>(i.e. the activity creates or increases disadvantages suffered by people due to their protected characteristic)</i>	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Reduce equality of opportunity between those who share a protected characteristic and those who do not <i>(i.e. the activity fail to meet the needs of people from protected groups where these are different from the needs of other people)</i>	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Foster poor relations between people who share a protected characteristic and those who do not <i>(i.e. the function prevents people from protected groups to participate in public life or in other activities where their participation is disproportionately low)</i>	<input checked="" type="checkbox"/> No
FOR =0	TOTAL	AGAINST =6

Will you now be completing an EIA?

Yes

No

The EIA toolkit can be found [here](#)

Assessment Lead Signature	Simon Jones
Checked by departmental E&D Lead	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Gwen Kinloch
Date	02/09/2019