



RECORD OF DECISION TAKEN UNDER DELEGATED POWERS OUTLINED IN THE CONSTITUTION – Part 3 Section 16

DELEGATED OFFICER DECISION TAKEN BY: Martin Eden
PORTFOLIO AREA: Environment

SUBJECT: Extending the Lease for the Regional Testing Centre located on Old Bank Lane car park, Blackburn.

1. DECISION

To extend the current Lease for the Covid 19 Regional Testing Centre on a section of Old Bank Lane car park until 31 December 2021 with proposed break clauses on the 31st March, 30th June and 30th September 2021.

2. REASON FOR DECISION

Deloitte MTS working on behalf of the Government established a Covid 19 Regional Testing Centre (RTC) on a section of Old Bank Lane car park (c.200 car parking spaces) in July 2020.

The Lease for the section of the car park used by the RTC between the Council and the Secretary of State for Housing, Communities and Local Government was initially due to end on 3 January 2021. Following a request from Government in September 2020 for a lease extension, the Council agreed to extend the Lease until 31 March 2021

Government have now requested a further extension of the lease until 31 December 2021 with proposed break clauses on the 31st March, 30th June and 30th September 2021.

Having an RTC located within the Borough is of great benefit for residents of Blackburn and Darwen and for people who work within the Borough who may wish to book a Covid-19 test.

3. BACKGROUND

Deloitte MTS approached the Council in June 2020 to ask if they could utilise c.200 car parking spaces at Old Bank Lane car park to establish a Covid-19 Regional Testing Centre, primarily for use by people who live and work in Blackburn and Darwen and surrounding Boroughs. The RTC at Old Bank Lane car park is able to provide Covid 19 tests for up to 1000 people a day. Deloitte MTS also planned to provide smaller testing centres in key locations across the remainder of Pennine Lancashire.

Deloitte MTS erected all temporary structures and equipment, along with providing the on-site staff to manage the testing service and provide security and traffic management for the site. The remainder of the car park (c.300 spaces) is available for permit users, many of whom work at the Hospital and for patients and visitors to the Hospital who would pay and display to park on site. Those people who are visiting the RTC do not have to pay a parking fee.

These arrangements have all been enshrined within a Heads of Terms document and a Lease between the Council and the Secretary of State for Housing, Communities and Local Government. The term of the current lease ends on 31 March 2021.

Deloitte's have requested on behalf of Government that this lease is extended until 31 December 2021 with proposed break clauses on the 31st March, 30th June and 30th September 2021 in exchange for a rent payment which will be calculated on the basis of rental valuation advice provided by District Valuer Services at the Valuation Office Agency (VOA).

Pay and display and permit income from the car parking site has been largely unaffected from allocating 200 of the 500 car spaces available on Old Bank Lane for the RTC. The Hospital have taken steps to minimise the number of staff, patients and visitors on the site at the same time to reduce the spread of the Covid 19 virus. As a result there are less people on the Hospital site at the same time so this has reduced the demand for car parking spaces at Old Bank Lane car park.

The current lease will be amended to reflect the new end date and to reflect the rent payment to the Council up to 31 December 2021 or earlier if a break clause is exercised.

4. OPTIONS CONSIDERED AND REJECTED

The Council could refuse to extend the Lease for a section of Old Bank Lane car park but this would result in the removal of the Regional Testing Centre in March 2021 and the loss of the ensuing benefits the RTC provides for residents and people who work in the Borough.

For the aforementioned reasons, this option was rejected.

Further information is available via the following link [] or from the report author

5. DECLARATION OF INTEREST

All Declarations of Interest of the officer with delegation and the any Member who has been consulted, and note of any dispensation granted should be recorded below:

VERSION:	1
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CONTACT OFFICER:	Martin Eden
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DATE:	08 December 2020
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BACKGROUND DOCUMENTS:	
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Signed:



Director: Martin Eden	Date: 08 December 2020
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