



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 (RTC) located on Old Bank Lane car park until 31 December 2022, with proposed break clauses in March, June and September 2022, which can be exercised by the Government or the Council.

2. REASON FOR DECISION

A Covid 19 Regional Testing Centre (RTC) was established on a section of Old Bank Lane car park (c.200 car parking spaces) in July 2020. The lease between the Council and the Government for the section of the car park used by the RTC has been extended several times and the current lease is due to end on 31 December 2021.

Officers from the Department of Health and Social Care, COVID-19 National Testing programme have requested that the current lease for the Covid 19 RTC is extended until 31 December 2022 with proposed break clauses in March, June and September 2022, which can be exercised by the Government or the Council.

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

In July 2020, Deloitte MTS working on behalf of the Government established a Covid-19 Regional Testing Centre (RTC) utilising c.200 car parking spaces at Old Bank Lane car park. The RTC is 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 and is supported by smaller testing centres in key locations across Pennine Lancashire.

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 Government, the term of the current lease ends on 31 December 2021.

The Department of Health and Social Care, COVID-19 National Testing programme have requested that the current lease for the Covid 19 RTC at Old Bank Lane car park is extended until 31

December 2022 with proposed break clauses in March, June and September 2022, which can be exercised by either the Government or the Council.

The Council will receive a quarterly payment which has been calculated on the basis of rental valuation advice provided by District Valuer Services at the Valuation Office Agency (VOA) whilst the lease remains in place.

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. This has reduced the demand for car parking spaces at Old Bank Lane car park.

The current lease will be amended by the Council's legal services team to reflect the new end date of 31 December 2022 with the quarterly break clauses as specified in the report.

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 RTC by 31 December 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:	29 November 2021
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BACKGROUND DOCUMENTS:	
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Signed:



Director: Martin Eden	Date: 29 November 2021
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