



EXECUTIVE MEMBER DECISION

REPORT OF:	Executive Member for Growth and Development
LEAD OFFICERS:	Director of Growth and Development
DATE:	December 2023

PORTFOLIO/S AFFECTED:	Growth and Development
WARD/S AFFECTED:	Blackburn South and Lower Darwen

SUBJECT: South East Blackburn Demolition and Site Assembly of former Blackamoor Inn and Car Park

1. EXECUTIVE SUMMARY

This report seeks approval to proceed with the demolition and site assembly of the former Blackamoor Inn and car park and to appropriate the former Inn site as highways land and the former car park as housing land in preparation for future development.

2. RECOMMENDATIONS

That the Executive Member:

1. Notes that the former Blackamoor Inn was acquired in 2019 from Thwaites and included a restrictive covenant to prevent any future use as a public house; and was used to provide temporary site accommodation and parking for the contractor as part of the South East Blackburn Growth Deal 3 highways scheme to reduce construction costs;
2. Notes that council officers have concluded the former car park has housing development potential, however the potential to convert the former Inn to residential use is unviable due to high construction costs associated with the refurbishing the building to a suitable standard and addressing various structural defects.
3. Approves the demolition of the former Blackamoor Inn and any remediation works required to the existing party wall with the adjoining property;
4. Approves the former Inn site to be appropriated as highways land and the former car park to be appropriated as housing land for planning purposes;
5. Delegates authority to the Growth Programme Director to proceed with the procurement and appointment of consultants and contactors to support the demolition and associated works as well as obtaining any approvals for the work including planning permission / party wall consent and associated award where required all in accordance with the Councils procurement procedures;

6. Notes the estimated capital costs of £200,000 will be drawn down from the Development Investment Fund with all capital to be expended in the financial years 2023/24 - 2024/25; and

7. Authorises the Growth Programme Director in liaison with the Deputy Director of Legal and Governance to finalise the contract terms of the consultant and contractor appointments for the demolition of the former Inn including party wall works and any landscaping to the cleared site

3. BACKGROUND

3.1 The Blackamoor Inn closed in 2019, and was subsequently acquired by the Council from Thwaites later that year, with the sale including a restrictive covenant to prevent any future use as a public house. The property incorporates an end terrace 2 storey building plus basement with a single storey outrigger to the rear and small yard. Vehicle parking was provided by a car park to the opposite side of the Roman Road junction.

3.2 The property was acquired to partly provide temporary accommodation for the civil engineering contractor working on the Growth Deal 3 highways scheme to reduce construction costs and also to support the land assembly for the future housing site to the south of the new Issa Way highway.

3.3 Following completion of the Growth Deal 3 highways scheme Capita were commissioned to undertake a detailed condition survey of the building and assess the potential for conversion to residential use. However, given the condition of the property, the significant structural defects observed, inherent issues complicating conversion and proximity to the highway, conversion has been considered as unviable by Council Officers and therefore demolition must be recommended.

3.4 The demolition of the property will also allow the Council to upgrade the pedestrian pavement on the corner of Stopes Brow and Roman Road which is currently well below standard, and increase visibility around the juncture itself improve road safety to pedestrians and motorists

4. KEY ISSUES & RISKS

4.1 Due to the proximity of the building to the carriageway on Stopes Brow a partial closure accumulating in a full closure will be required to ensure the safety of the public during the demolition works. Council Officers will engage with counterparts from the Local Highways Authority to ensure the safety of the public and to minimise disturbance and inconvenience.

4.2 Works will need to be undertaken to the party wall with the adjoining property of the former Inn following demolition and council officers will engage professional advice to support with this activity.

4.3 Following demolition of the former Inn, the land will be landscaped and the pavement provided to Stopes Brow, providing a benefit for the local community and road users. The land will be appropriated as highways land and offered for adoption by the Local Highway Authority, which will ensure future highway junction improvements can be constructed if future funding is available. The former car park is to be left vacant but secured and will be included as part of a future housing scheme brought forward with the adjoining Council land, known as the land to the south of Issa Way.

4.4 A number of approvals will be required and council officers will engage with all statutory stakeholders to obtain all necessary approvals, including planning, building control, highways and party wall.

5. POLICY IMPLICATIONS

None.

6. FINANCIAL IMPLICATIONS

6.1 The estimated capital costs of £200,000 will be drawn down from the Development Investment Fund with all capital to be expended in the financial year 2024/25 and therefore no additional capital is required.

6.2 It is proposed the works will be undertaken in two phases with the Contractors / Consultants for the initial enabling works being procured by quotes for packages sub £10,000 and a restricted ITQ via the Chest system utilising local suppliers (principally demolition contractors) for packages between £10,000 and £80,000.

6.3 The second phase including the temporary landscaping and pavement works will be designed and delivered by the Councils strategic partner and framework contractor/s.

6.4 No works packages are expected to exceed £80,000. The Councils procurement procedures are to be adhered at all times.

7. LEGAL IMPLICATIONS

The demolition contractor and building surveying consultant will be procured in accordance with the Council's Constitution and the Public Contracts Regulations 2015.

8. RESOURCE IMPLICATIONS

Current staff resources from the Council's Growth, Property, Planning, Procurement and Legal teams will be utilised to complete the legal agreements and supervise the design and demolition works on site.

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

Council Officers will ensure local residents and ward councillors are informed on the proposals through the statutory planning process. In addition, the necessary Party Wall consultations will take place.

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:	3.0
CONTACT OFFICER:	Simon Jones, Growth Programme Director, Growth and Development
DATE:	5 th December 2023
BACKGROUND PAPER:	None