



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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