



EXECUTIVE MEMBER DECISION

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| REPORT OF: | Executive Member for Finance and Governance |
| LEAD OFFICERS: | Director of Growth and Development |
| DATE: | 30 th January 2020 |

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| PORTFOLIO/S AFFECTED: | Finance and Governance | Finance and Governance |
| WARD/S AFFECTED: | Blackburn Central | |

SUBJECT: Acquisition of 3-7 Blakey Moor, Blackburn.

1. EXECUTIVE SUMMARY

An opportunity has arisen for the Council to acquire 3-7 Blakey Moor Terrace, Blackburn in order to complete its ownership of the south side of this thoroughfare and facilitate delivery of the Townscape Heritage Project which provides for the regeneration of the Blakey Moor/Northgate area of the town centre.

2. RECOMMENDATIONS

That the Executive Member approves the acquisition of the premises known as 3-7, Blakey Moor, Blackburn.

3. BACKGROUND

The premises comprise a two storey retail property of brick construction with a flat asphalt roof. They are leased to Subway Realty Ltd. by way of lease dated 11.10.2005. for a term of 15 years from 1.10.2005. The lease is due to expire later this year on the 31st July. Subway have already closed the outlet and vacated on 15.01.2020. The tenant's agents Trevor Dawson were aware of the Council's existing ownership and plans for this location and have indicated that their client is willing to sell the property to the Council off market. Terms have provisionally been agreed for the freehold purchase.

This provides a good opportunity for the Council to consolidate its ownership of the retail parade on the south side of Blakey Moor and will further assist the Council with the on-going regeneration and development of the town centre, creating improved links between Blackburn College and the town's retail core. The purchase of these premises forms the final piece of the jigsaw as the Council will own the whole of the southern frontage of Blakey Moor from Northgate to no.27, Blakey Moor. Also as previously reported grants available under the Blakey Moor Townscape Heritage Project will enable enhancement works to be undertaken which will support commercial viability of existing businesses; create opportunities for new businesses; help to reinvigorate the towns evening and leisure economy and further establish this part of the town as a cultural hub.

4. KEY ISSUES & RISKS

The acquisition of the property supports the delivery of the Blakey Moor Townscape Heritage area and the wider redevelopment of the Northgate area. The key issues are as follows:

- Blakey Moor terrace is identified within the Townscape Heritage Project as a 'Priority Project' and delivery of this is defined as essential by the Heritage Lottery Fund.
- The Council has held ownership of part of the terrace, 19-27 Blakey Moor since 1998 and 11-17 were recently acquired (leasehold interest in 11-13 Blakey Moor outstanding) .

5. POLICY IMPLICATIONS

The development of the Northgate area meets the 'Culture and Life' objective of the Blackburn Town Centre Strategy and the development of the Town centre in the Local Plan. Specifically, Policy 26 of the Local plan, part 2 applies and supports the delivery of the Blakey Moor Townscape heritage Project. The project assists the delivery of the improvements set out in the Northgate Conservation Area Appraisal and Management Plans. The project also delivers the Heritage priority and ambitions within the Council's 12 point Plan. Moreover the project is compatible with the wider development area around the north of the town centre including the cinema development and NPIF investment into improving access across and into the town centre as set out in the December 2017 Executive Board report.

6. FINANCIAL IMPLICATIONS

The Council will receive income in the short term by way of rent up until the lease expires later this year at the end of September.

The purchase will be made by the Corporate Investment Fund.

7. LEGAL IMPLICATIONS

The proposed transaction complies with the Council's Constitution and Local Government Acts for the acquisition of property interests and promotes the Council's objectives whilst achieving value for money.

8. RESOURCE IMPLICATIONS

Legal and surveyor resources are required to complete the transaction.

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

The Townscape Heritage Project has been consulted upon with members of the public, property owners, businesses and other stakeholders and this consultation informed The Detailed Scheme Plan, Activity Statement and Detailed Plans for Public Realm that were prepared prior to submitting the funding application to the Heritage Lottery Fund

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.

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| CONTACT OFFICER: | STEVE DARWIN |
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| DATE: | 30 th January 2020 |
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| BACKGROUND PAPER: | |
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