



Blackpool Town Deal Board meeting 15 Friday, 12 November 2021

Agenda item five:

Revoe Community Sports Village project business case appraisal process presentation and recommendation to the Blackpool Town Deal Board.

Presented by Steve Williams (Chair of the Town Deal Investment Panel).



Key activities of the appraisal process

17 September 2021: Revoe project presentation to Town Deal Board.

28 September 2021: Revoe project presentation to Town Deal Investment Panel.

28 September 2021: Council officers pre-meet Arcadis.

- Council officers held pre meet with independent appraisers (Arcadis) to outline scheme background and to outline appraisal process required.

28 September 2021: Town Deal Investment Panel initial review

- Reviewed the business case and wider paperwork.
- Discussed content and any additions required with Council officers and Amion Consulting.
- Agreed to pass to independent appraisers.



Key activities of the appraisal process (Continued)

28 September 2021 to 22 October 2021: Arcadis independent appraisal

- Arcadis undertook a review incorporating requests for additional information and scheme clarity with Council officers, Avison Young and Amion

27 October 2021: Town Deal Investment Panel final business case review

- Arcadis presented findings/recommendations.
- The Panel examined copies of the Final Business case, the Arcadis full appraisal report and Independent Appraisal summary report.
- Further discussion was undertaken by the panel on the aims and objectives of the scheme and its viability etc.
- A number of queries were raised by the appraisers, which have been addressed or under completion, and it was agreed to provide recommendations to the Town Deal Board as reported today.



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Revoe Community Sports Village Key project aims and objectives



Revoe Community Sports Village

Overarching scheme aim

The overall project aim is:

- To establish a sports village with leisure, education, and residential uses.
- The project is designed to respond to the need identified in the local community, and to leverage and enable investment within the Blackpool FC Bloomfield Road ground and surrounding area.
- Without a comprehensive and joined-up approach to the design and delivery of this project, investment could result in greater severance of the existing Revoe community, and undermine the potential to deliver community facilities that will benefit local people.



Revoe Community Sports Village

Key aims and objectives

The proposed project boundary currently comprises:

- Blackpool FC Bloomfield Road Football Ground plus associated uses including hard standing, surface level car parking, and grounds man's area.
- Properties in and around the ground, including the vacant former housing site adjacent to the North stand.



Revoe Community Sports Village

Key aims and objectives (continued)

The project objectives as agreed with stakeholders are:

- Deliver development and regeneration in a deprived area of Blackpool.
- Ensure the longevity of Bloomfield Road as a top-class sporting facility.
- Delivery of new community sporting infrastructure to enhance existing facilities within the town and the immediate location.



Revoe Community Sports Village

Key aims and objectives (continued)

To achieve these objectives, the project will include the direct delivery of:

- One under 16's (years) 3G pitch.
- A new 4,600 seat east stand with associated within-stand concourse to support match day activity.
- New club shop, club bar and ticket office to north stand frontage.
- 7,332 square metre public realm delivery to include creation of new north stand public realm.
- 139 re-provided car parking spaces.



Revoe Community Sports Village

Key aims and objectives (continued)

Enabled and safeguarded delivery of:

- 7,410m square metre brownfield land for the purposes of future development to Central Drive frontage.
- 6,709 square metre brownfield land for the purposes of additional sports infrastructure delivery.
- Health benefits to local community.



Revoe Community Sports Village

Key deliverables

Key Performance Indicators	Outputs	Timescales	Responsibility/ Reporting Lead
New Stand Capacity of 4,600	1	By September 2025	Blackpool Football Club
Public Realm Improvements	7,332 Square Meters	By September 2025	Blackpool Football Club/ Blackpool Council
Car Parking Spaces	139	By October 2024	Blackpool Football Club/ Blackpool Council
Jobs created – part time opportunities	32	By October 2025	Blackpool Football Club
New Sports Facilities – 3G Pitch	1	By April 2025	Blackpool Football Club/ Blackpool Football Community Trust CCO
Health & Wellbeing – Sports participants on the community pitches p.a.	1,719	From April 2025	Blackpool Football Club Community Trust CCO
Brownfield land brought into positive use/ Future Development Zone	7,410	By end of 2026	Blackpool Council
Brownfield land brought forward for additional spots infrastructure	6,709 Square Meters	By April 2025	Blackpool Council



Revoe Community Sports Village Scheme funding profile

Funding Source	2021 – 2022	2022 – 2023	2023 – 2024	2024 – 2025	2025 – 2026	Total
Capital						
Town Deal	£288,889	£1,339,306	£1,523,056	£3,318,644	£75,924	£6,545,818
Other (Private)	£156,978	£470,933	£470,933	£9,566,040	£7,022,798	£17,687,682
Total Capital	£445,867	£1,810,239	£1,993,989	£12,884,683	£7,098,722	£24,233,500
Total	£445,867	£1,810,239	£1,993,989	£12,884,683	£7,098,722	£24,233,500



Revoe Community Sports Village Recommendation

Town Deal Investment Panel recommendation (Refer to summary paper 5.1)

1. That the Board confirm that they are satisfied that the business case assessment process was thorough and robust and approve the Revoe Community Sports Village Business Case for sign off by Blackpool Council and Chair of the Town Deal Board, for onward submission to DLUHC.



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Revoe Community Sports Village

Any questions?