



Blackpool Town Deal Board Meeting 14 Friday, 5th November 2021

Item 5

The Edge Scheme Business Case Appraisal Process Presentation and
Recommendation to the Blackpool Town Deal Board

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



The Edge – Key Activities of the Appraisal Process

30th July – Edge Project Presentation to TDIP

- (14th May Town Deal Board)

15th September – Council officers Pre-Meet Stantec

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

17th September – TDIP Initial Review

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



The Edge – Key Dates and Activities

17th September – 8th October – Stantec Independent Appraisal

- Stantec undertook a review incorporating requests for additional information and scheme clarity with Council officers

13th October – TDIP Final Business Case Review

- Stantec presented findings/recommendations.
- The Panel examined copies of the Final Business Case, the Stantec 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.
- With no issues of note from the appraisers, it was agreed provide the recommendation to the Town Deal Board - as reported today.



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Key Project Aims and Objectives



The Edge – Overarching Scheme Aim

Core Aim of the Project

- To expand the quality and range of flexible managed workspace within Blackpool Town Centre
- To accommodate the needs of new and growing small businesses;
- Complemented by tailored business advice for growth-ambitious small businesses.
- Stanley Buildings has been identified as a suitable building to achieve this aim.
- It is local authority owned and ideally located given its proximity to several flagship regeneration projects, local amenities and transport networks.
- Given its architectural merit, it is a locally listed building which is a material consideration in any planning consent.
- Most of the upper floors are currently void and in an unlettable state, but the wider building houses FYCreatives, a small but successful managed workspace facility; and various ground floor retail and commercial units.



The Edge – Key Deliverables

- To create a destination small business hub, enabling innovative and high growth businesses to expand; accessing bespoke support on their business growth journey;
- To address market failure by meeting unfulfilled demand for affordable serviced office space for small businesses within the town centre;
- To facilitate the creation of skilled job opportunities in growing business sectors, ensuring businesses have key facilities such as full fibre infrastructure, as well as business networks and know how on which to thrive;
- To strengthen business support provision - ensure it is demand-driven and relevant to the needs of growth-oriented Blackpool businesses.



The Edge – Key Deliverables

The wider redevelopment scheme will bring sensitive refurbishment and regeneration to these signature 1930's locally listed buildings, with a balanced approach bringing contemporary design and use in a sympathetic way.

- Including:
 - Repair or replacement of failing faience cladding
 - Contemporary restoration of ground floor shop fronts to create a renewed sense of continuity and appeal
 - Renovation of an adjacent building to create a café bistro serving the needs of tenants, residents and visitors.



The Edge – SMART Objectives

- To create a new business enterprise centre providing high quality, flexible business accommodation including 43 offices/ workspace units, co-working space, meeting rooms, reception and ancillary facilities.
- To provide space, services and activities such that 250 business people/ 150 businesses per year use.
- To assist 36 growth start-ups or scale-ups per year.
- To complete the restoration of Stanley buildings to enable a minimum 25 year new lease of life, including renovated shopfronts.
- Convert a connected building into a café-bistro business opportunity (1 building improved, minimum of 201 square foot internal area of renovated space and associated jobs).



The Edge – Scheme Funding Profile

Fund Source	2021 – 2022	2022 – 2023	2023 – 2024	2024 – 2025	2025 – 2025	Total
Towns Fund	£405,000	£3,108,434	£986, 566			£4,500,000
Blackpool Council			£2,124,699	£153,699		£2,278,368
Total	£405,000	£3,108,434	£3,111,235	£153,699		£6,778,368



The Edge – Recommendation

The Board is referred to summary Paper 5.1

The TDIP recommend the Edge scheme for approval by the Town Deal Board with no conditions.



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Any Questions?