



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

Item 6

Blackpool Central Courts Relocation Business Case Appraisal Process
Presentation and Recommendation to the Blackpool Town Deal Board
Presented by Steve Williams (Chair of the Town Deal Investment Panel)



Blackpool Central Courts Relocation – Key Activities of the Appraisal Process

23rd June – Blackpool Central Project Presentation to TDIP

- (9th July to Town Deal Board)

21st September – Council officers Pre-Meet with Capita

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

22nd September – TDIP Initial Review of Business Case

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



Blackpool Central Courts Relocation – Key Dates and Activities

22nd September – 22nd October – Capita Independent Appraisal

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

27nd October – TDIP Final Business Case Review

- Capita presented findings/recommendations.
- The Panel examined copies of the Final Business Case, the Capita 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 minor queries were raised by the appraisers, which have been confirmed as addressed by Capita, therefore it was agreed to provide the recommendation to the Town Deal Board - as reported today.



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Blackpool Central Courts Relocation Key Project Aims and Objectives



Blackpool Central Courts Relocation – Overarching Scheme Aim

- The project aims to support the development of Blackpool Central, a £300m private sector investment in Blackpool’s visitor economy, by accelerating site assembly.
- At present, the development of the full site proposed for Blackpool Central is inhibited by the presence of in-use County and Magistrates Courts and a former Police HQ.
- The investment of £7.95m (which includes £1m Town Deal Accelerated Funding in 2020) will both support the relocation of HMCTS services to a new site at Devonshire Road, close to the town centre, and allow for the demolition of the existing Courts and former Police HQ buildings, as well as remediation of the site.



Blackpool Central Courts Relocation – Key Aims and Objectives

- To support the relocation of the existing Blackpool Courts from Chapel Street to an alternative site at Devonshire Road by March 2025 by making land available and assistance with costs associated with early termination of the existing lease.
- To make the vacated site of 0.8 ha at Chapel Street ready and available for redevelopment as part of Phase 3 of the Blackpool Central scheme by September 2025.
 - Through demolition and clearance of the existing Court buildings and the adjacent former Police Headquarters building,
 - Together with site treatment and preparation works.



Blackpool Central Courts Relocation – Key Aims and Objectives (Continued)

- To facilitate the comprehensive development of the Blackpool Central scheme comprising an estimated 81,000 sq m of new world-class leisure and associated facilities and 1.2ha of public realm, that will lead to an estimated 600,000 additional visitors per annum and additional visitor spend, and accommodate an estimated 1,000 new gross jobs, as set out in the scheme masterplan.
- To contribute to the wider growth and development of Central Blackpool, including the leisure sector, and to assist in the provision of modern public sector assets within the government estate.



Blackpool Central Courts Relocation – Key Deliverables

Key Outputs/ Impacts	Target
Area of development land opened up via demolition	1.64 Hectares
Number of permanent jobs created directly through this project within Blackpool Council	1
Floor space created	To be confirmed via ongoing discussion with private sector developer as scheme progresses
New visitor and leisure attractions created (indirect)	
New hotel accommodation created (indirect)	
Private sector investment attracted (indirect)	
Additional visitors attracted	



Blackpool Central Courts Relocation – Scheme Funding Profile

Fund Source	2020 – 2021 (Accelerated Funding)	2021 – 2022	2022 – 2023	2023 – 2024	2024 – 2025	2025 – 2025	Total
Capital							
Town Deal	£1,000,000	£40,000	£34,089	£3,034,089	£360,377	£3,485,627	£6,954,183
Total	£1,000,000	£40,000	£34,089	£3,034,089	£360,377	£3,485,627	£6,954,183



Blackpool Central Courts Relocation – Recommendation

The Board is referred to summary Paper 6.1

The TDIP recommendation is for approval by the Town Deal Board.



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Blackpool Central Courts Relocation

Any Questions?