

[Home](#) > [Your Council](#) > [Creating a better Blackpool](#) > [Regeneration](#) > [Housing regeneration](#) > [Central housing regeneration](#)

# Central housing regeneration

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Blackpool's urgent housing issues were recognised in March 2022 by government and a working partnership was formed. In March 2024, £90 million from the government and Homes England was awarded to Blackpool. With this money Blackpool Council will create new homes and vibrant neighborhoods in central Blackpool.

There are a few areas in Blackpool that would benefit from housing regeneration but everything needs a starting point. After detailed studies were carried out it was determined that the area around Central Drive (the red line area) will stand to gain the most initially from transformative housing regeneration.

Residents need better housing and investment in community facilities, especially in inner Blackpool. This funding will help improve housing, neighborhoods, and life chances.

Consultation and engagement with residents is really important to us, this regeneration can not happen without it.

We will consult with residents regularly, we want you to love where you live and have the housing and facilities you need. One of the first things we need to do is ask some questions about how you live, what you like and what you would like to see improved. Consultation and engagement activities will continue throughout so we can understand how people live, what is liked about the area and what needs improvement.

Housing regeneration in Blackpool is a long term ambition for the council, overall it will take a least 15 years.

For decades now people have been telling the council to do something about Central Drive, the central housing regeneration project has already started and if you live in that area you will have already been contacted directly. A more detailed timeline of this regeneration project is detailed below

## Our vision for Blackpool

Major regeneration plans across Blackpool aim to make the target areas somewhere that people want to raise their children because of quality homes, nice streets and play areas, reduced crime, lower energy bills and more jobs.

The council have been given a once in a generation opportunity to transform one of the areas most in need of regeneration in Blackpool. The Central Drive area is the second most deprived in the country and doing nothing is not an option. Smaller schemes have been tried before and have failed – this area deserves something transformational.

Those who live in Layton and Grange Park have benefitted from better neighbourhoods in recent years and Central Drive deserves that too. We are creating a better area for Blackpool people to live including quality social housing for local people.

The wider central housing regeneration framework sets out a long term ambition to improve housing and the environment across all of inner Blackpool over the next 15 years. While there are currently no approved plans or funding for further phases, the council remains committed to regenerating central Blackpool as opportunities arise.

## Benefits of the housing regeneration

The benefits of housing regeneration are many and varied many studies and previous schemes have shown that better housing and living conditions have huge benefits to not just to individuals but communities as a whole.

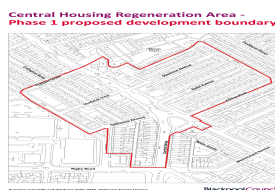
- **Social:** Modern housing, a choice of suitable housing that matches need, better health outcomes, reduced homelessness, and lower crime rates
- **Economic:** Job creation and economic growth
- **Environmental:** nicer environment to live in, new public and green spaces and play areas, energy-efficient housing, safer streets and reduction in crime

## Phase 1 development

The area for the first phase of development will include parts of:

- Ashton Road
- Central Drive
- Chadwick Street
- Erdington Road
- Grasmere Road
- Harrison Street
- Kent Road
- Montrose Avenue
- Princess Street
- Rigby Road
- Rydal Avenue
- Salthouse Avenue

[View a larger version of the map](#)



## Consultation and engagement

[Find out more about our consultation and engagement](#)

## What's happening

### Land information questionnaire

We have recently sent out land information questionnaires (LIQs) to those who own land or property in the area and has a registered title.

We have to undertake an information gathering exercise to learn more about the people and businesses in the area. We have employed a company called Arcadis who will be collecting the information on our behalf. This process is known as 'land referencing'.

By completing the LIQ you will be helping us further consider any impact of this project on you and your community and help us to fully consult with you in the future.

If you need help filling out the LIQ there should have been a factsheet enclosed with it to guide you further. If you still have any

questions or need assistance completing your questionnaire you can contact us by:

- Emailing the land referencing team at [housingcentralregen@arcadis.com](mailto:housingcentralregen@arcadis.com)
- Calling the Blackpool Council on 01253 447477 - please ask for assistance with completing the land information questionnaire

Please quote your customer reference number at the top of this letter whenever you email or phone the team.

If you have not received an LIQ and you do own land or property within in the area then please do get in touch and we can send an LIQ out to you to fill out.

## Valuations

A number of valuation have now taken place on properties within the 1st phase on the central housing regeneration area.

If you would like to have your house valued and have not yet done so or would like to discuss a valuation or offer that has been made to you please email [housingcentralregen@arcadis.com](mailto:housingcentralregen@arcadis.com)

## Planning application and consultation

We have carried out a number of engagement and consultation exercises on this scheme

Once the \*hybrid planning application is submitted (Due Spring 2026) there is another opportunity to give views on the scheme via the planning process and planning portal.

The hybrid planning application when submitted will not give full detail on the scheme but will give as much detail as possible at this stage and there will be further planning applications submitted as the scheme progresses.

The hybrid planning application will be asking for full permission to demolish everything within the red line boundary and will also say how many properties will 'go back' into that space. It will also give information on the infrastructure but will not give exact detail on what the properties will look like, material used, internal layouts etc. that detail will be saved for a future planning applications, this is called Reserved Matters.

### \* Hybrid planning application

Is one application that seeks outline planning permission for one part and full planning permission for another part of the same site. They are often used on major developments to enable work to start sooner on one part (or phase) of the site before the full details of the other part(s) are known.

## What you might see

You may begin to see hoarding installed on the properties that the council have purchased.

This is to ensure the properties are safely secured.

As the project progresses there will be security patrols to mitigate any potential antisocial behaviour. If there is an issue relating to one of the properties, then you can call 01253 476000 at any time.

All services such as gas, electric and water are being cut off in the houses bought by the council and all items that can be recycled are being stripped and removed for reuse.

## Drop in sessions

Got questions or ideas? Have any concerns? Come and talk to us.

We're holding drop-in sessions in your area. Come meet the team, share your thoughts, and ask anything you'd like about the regeneration plans.

If you live within the central housing regeneration project area and have some specific questions around commercial or residential compensation and acquisition or more general advice and support for property owners, then please [book an appointment with a specialist](#).

## Upcoming drop-in dates

Your views matter. Let's shape the future of central housing regeneration together.

- **Revoe Library** - 22 May - 1.00pm to 3.00pm
- **Ibbison Community Centre** - 9 June - 9.00am to 7.00pm
- **Revoe Library** - 26 June - 1.00pm to 3.00pm
- **Ibbison Community Centre** - 7 July - 9.00am to 7.00pm

The engagement team will also be at Ibbison Community Centre for general advice and a chat every Tuesday 9.00am to 4.30pm, Thursday 9.00am to 12noon and Friday 9.00am to 1.00pm.

## Timescales

Time	Activity
March 2024	£90m government funding awarded
August 2024	Over 3,000 people contacted for engagement and every door knocked on three or more times
December 2024	Wider regeneration framework approved by council
March 2025	Red line boundary announced and all that live in this area were notified by via letter
May 2025	Blackpool Council's executive agreed to an 'in principle Compulsory Purchase Order (CPO)' – this allows the council to offer compensation even though there is not a CPO in place
September to October 2025	Pre-planning consultation held, drop in events and an online survey
March 2026	Consultation held on the wider regeneration framework
Spring 2026	Planning application to be submitted. There will be a consultation period to be able to give views on the planning application.
Autumn 2026	Planning decision expected
Ongoing 2026	Council will continue to buy properties voluntarily through negotiation.
No sooner than autumn 2026	Initial demolition begins
No sooner than 2028	New homes start being built
2027 onwards	Redevelopment activity - start on sites and first phase completions of new housing First new public spaces and green areas along with walking and new cycling infrastructure Further funding bids collated and submitted
2030 to 2032 ongoing	Future phases of redevelopment and intervention activity

For more information and to stay updated on the progress of the regeneration sign up to our housing regeneration newsletter.

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