



Blackpool Housing Company Ltd

Dave Galvin
Managing Director

Why?

- Recognised Housing Market failure in parts of the town (inner area).
- Dominance of a poor/declining quality rental accommodation, particularly HMO's
- Fuelled by Housing Benefit – 80% of homes in private rental claim HB (30% Nationally)
- Links to former hotel/guest house industry & transition to permanent use since 1980/90's.

Why?

- Impacts on transience, health and wellbeing and economic vitality of the Town.
- 8,000+ new housing benefit claims each year with fairly static population.
- 85% of these are from out of the borough.
- Blackpool has the highest yields in the UK – incentive is to maximise the yield.

Background

- Council decision to establish a wholly owned Housing Regeneration Company (Jan – July 15).
- Operational from Autumn 2015
- Long term intervention programme
- Commercial yet regeneration focussed
- Initial loan and equity investment facility circ. £27m (Lancashire Growth Deal)
- Investment model is 30+ years
- Initial programme forecast 10 years - 1,000+ homes.

Our Primary Mission:

- Acquire, convert and renovate property into high quality homes to rent.
- De-cluttering buildings, improve layout and facility.
- Provide a full lettings and management service (My Blackpool Home).
- Improve standards of accommodation and management.

Wider Mission

- Manage/agent role on major new-build housing schemes on behalf of the Council (Rigby Road/Foxhall Village and Queens Park).
- Enabling role for future development & investment opportunities.

Vision

- “We will make a positive difference in Neighbourhoods and to people’s lives by providing high quality developments, homes to rent and services when and where they are needed. We will become a local landlord and developer of choice”

Example

Former Malibu and Astoria Hotels



Malibu & Astoria

- Two former large hotels on Albert Road.
- 1 derelict and 1 trading as a 'party hotel'
- Causing blight and nuisance problems
- Plan to convert into 20 Apartments
- Range of 1,2 and 3 bed
- All high specification and self contained
- Letting, management and property maintenance service.

My Blackpool Home



- A landlord of choice
- Variety of homes available to rent
- From single occupancy to 4/5 bed family houses
- Full management and property services
- Affordable alternative to the poor quality housing offer widely available.
- Increased support, socially responsible
- Break the cycle of transience etc.

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New Blackpool Enterprise Centre

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