



Blackpool Council

The Edge

**A Destination Workspace for Growing Small Businesses
in Blackpool Town Centre**

Peter Legg, Head of Economic and Cultural Services

David Slater, Business Growth Manager

The Edge - Overview

- A 21st Century Business Centre located in a sympathetically renovated and repurposed (locally) listed building
- Focal point for Blackpool's growing small businesses
- Opportunity ..
 - To meet unfulfilled demand for serviced office space for small businesses
 - To build a thriving business hub with a renewed focus on growth and bespoke business support
- £6.8m project (£4.5m Towns Fund, £2.3m match). Project lead: Blackpool Council
- Capital Team: BC Property Services, Cassidy & Ashton (architects), Eric Wright (main contractor)

The Edge

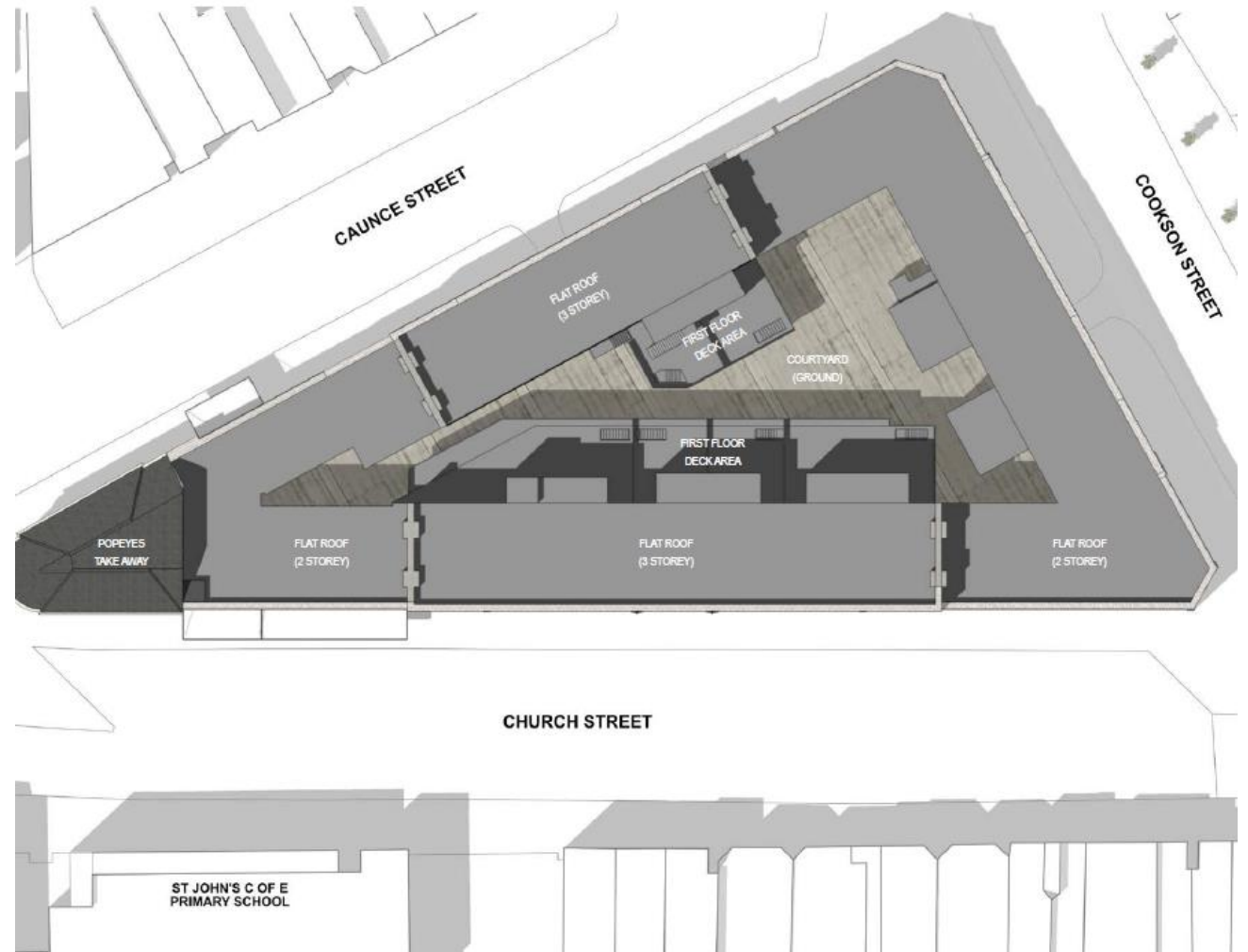
Demand & Needs Assessment Findings (Capita)

- There is no predominant industry sector in Blackpool
- The focus should be on high-value sectors with proven growth potential in terms of jobs and wealth
- The current post-Covid environment means there is strong demand for both flexible lettings and adaptable workspace
- Blackpool is experiencing market failure whereby high occupancy levels do not correlate with supply.
- The Council's current workspace provision is appreciated by tenants, specifically in terms of responsive management, synergy between centres, and facilitating business growth.

Stanley Buildings

Location and History

- The site is located on a triangular plot situated between, Caunce, Church and Cookson Street.
- Built in 1935, Stanley Buildings replaced housing terraces. The former Midland Bank, a red brick corner building, was retained.
- The building contained 26 shops at ground floor level when it opened and housed Corporation Departments above known as the Stanley Chambers (now largely vacant and derelict space)



Renewal Tipping Point...



Failing faience cladding & mosaics



- The building has evident signs of deterioration and failing to the façades.
- The building surveyors from Cassidy & Ashton have carried out a detailed building conditions survey of which the report will supplement this document.
- One of the main reasons for faience cladding to fail is due to the corrosion of the structural steelwork and wall ties.
- Corrosion of these can cause movement within the structure causing the faience cladding to crack and fail.
- It is possible to repair and replace this style of faience cladding as can be seen in the following precedents which also include modern examples of its use.

The Edge (Church Street view, café-bistro opportunity)



The Edge (new windows, shop fronts, repairs)



The Edge (new roof & rear terraces, courtyard)



The Edge (roof terrace, courtyard)



The Edge (contemporary office interiors)



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pressive Interiors
Commercial Office Specialists

The Edge (illustrative co-working space)



The Edge - Numbers

Delivers...

- 43 serviced offices
 - Space for 129 people occupying offices
- 265m² co-working space
- 250 business people per year using the building
- 7 meeting and training rooms to hire
- Aim to support 36 growth start-ups/scale-ups per year
- An integrated new café-bistro business opportunity
- Protects a locally listed heritage building
- Integrated low carbon measures

The Edge - New Managed Workspace Facility

Key Features:

- Full fibre broadband capability with high speed wifi networks
- Concierge services
- Flexible leases – 24/7 access
- Onsite café-bistro
- Access to outside space – 2 terraces and courtyard
- Gateway to business support/events

The Edge – Blackpool Business Support Ecosystem

- Existing services to start-up and established growing businesses in Blackpool
- Desire to work with and help business support partners engage with more businesses in Blackpool
- Private sector/typical client input to business support
- Use the facilities to attract partners & businesses to hold events/workshops/etc in The Edge and Blackpool Enterprise Centre
- Look for opportunities to engage with other business group activity in Blackpool
- Build specialist knowledge and activity in sectors – driven by demand
- Develop opportunities to work with business support and students from B&F College, Myerscough College, UCLAN, Lancaster University, Edge Hill etc

The Edge – Timetable

BUILDING

- Planning consent granted - March 2022
- Surveys/enabling works – May/June 2022
- Main contract – August/Sept 2022
- Completed – February 2024

BUSINESS ECOSYSTEM

- Understand and build now – how can you help?

The Edge – Contacts

peter.legg@blackpool.gov.uk

david.slater@blackpool.gov.uk