

WIRRAL COUNCIL

DELEGATED DECISION

SUBJECT:	RIVERSIDE PARK, BROMBOROUGH - LEASE TO CHESHIRE AND MERSEYSIDE PUBLIC HEALTH COLLABORATIVE SERVICE (CHAMPS)
WARD AFFECTED:	BROMBOROUGH
REPORT OF:	HEAD OF UNIVERSAL & INFRASTRUCTURE SERVICES
RESPONSIBLE PORTFOLIO HOLDER:	COUNCILLOR ADRIAN JONES
KEY DECISION	NO

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to seek approval to enter into a Tenancy of private office space to accommodate the Champs Service until such time as alternative accommodation can be found.

2.0 BACKGROUND AND KEY ISSUES

- 2.1 From 1st April 2013 Public Health moved from the NHS to the Council. Prior to this, the Cheshire and Merseyside Directors of Public Health established a Public Health Collaborative Service for Cheshire and Merseyside known as 'Champs' which was part of the NHS.
- 2.2 The NHS took out a lease for the Champs accommodation in private office accommodation at Riverside Park, Bromborough, and this was transferred to NHS Properties on the dissolution of the PCT's. NHS Properties has now taken advantage of a break clause in the lease and will no longer have responsibility from 22nd July 2014.
- 2.3 Funding for the service is provided by the nine constituent Local Authorities of Cheshire and Merseyside and is in place for certain until 31st May 2015, and it is the intention that the service remains in situ from the expiry date of the current arrangement.
- 2.4 In order to reduce costs the service is to relocate within the same building to a smaller floor area and now new terms need to be agreed and approved both to protect the service's occupation until 31st May 2015 and also allow the flexibility for this period to be extended by agreement thereafter, should alternative accommodation not have been found in Council owned property.
- 2.5 The agreed charge for the accommodation is the equivalent of £44,400 per annum and the contribution from Wirral will be £5,700 which is a population-based proportion of 13%. The headline charge comprises £21,508 rent and £22,895 service charge, including car parking. The rental breaks down to £9.50 per square foot, which is reasonable for virtually brand new office space, especially when the initial short-term nature of the let is taken into consideration.

3.0 RELEVANT RISKS

3.1 Failure to complete the documentation could result in the service having to vacate the accommodation by 22nd July 2014.

4.0 OTHER OPTIONS CONSIDERED

4.1 A review of Council owned property is to be made to identify alternative accommodation for the service into which it can relocate on the expiry of this agreement.

5.0 CONSULTATION

5.1 None

6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

6.1 None

7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; AND STAFFING

7.1 The cost of the accommodation of £44,400 per annum will be funded jointly by the nine constituent authorities of Cheshire and Merseyside. Wirral's contribution will be £5,700 which is a population-based proportion of 13%.

7.2 There are no IT or staffing implications.

8.0 LEGAL IMPLICATIONS

8.1 Legal and Member Services will agree documentation which will guarantee occupation up to 31st March 2015, with the flexibility for this to be extended temporarily if required, subject to funding being available.

9.0 EQUALITIES IMPLICATIONS

9.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

(a) Yes and impact review is attached – <https://www.wirral.gov.uk/my-services/community-and-living/equality-diversity-cohesion/equality-impact-assessments/eias-april-2014/eias-chief-executives-d>

10.0 CARBON REDUCTION IMPLICATIONS

10.1 None

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

11.1 None

12.0 RECOMMENDATION

12.1 That the agreement be entered into on the terms reported

13.0 REASONS FOR RECOMMENDATION

13.1 To guarantee occupation by the service until at least 31st March 2015.

REPORT AUTHOR: **Tony Simpson**
Asset Manager
telephone: (0151 666 3892)
email: tonysimpson@wirral.gov.uk

APPENDICES

None

REFERENCE MATERIAL

None

SUBJECT HISTORY (last 3 years)

Council Meeting	Date