

**OFFICE RATIONALISATION****BUILDINGS WHERE VACATION AND DEMOLITION IS TO BE CONFIRMED**

There are three administrative buildings that have been provisionally identified for vacation, and further details in respect of these are given below. In each case there are no immediate proposals for the re-use of the site, and it is recommended that the buildings be demolished and the cleared sites be retained by the Council.

**LISCARD MUNICIPAL BUILDING**

These are local offices in Liscard town centre currently occupied by locality social care teams from DASS and CYPD. The building also serves as a base for the Council's Pest Control team and for the external Connexions service. Alternative locations are being discussed with service managers from DASS and CYPD, whilst arrangements are being made for the pest control team to operate on a fully agile basis. Connexions are rationalising their office accommodation and have served notice to vacate their accommodation.

The adjacent Liscard community centre and community garden will be vacated as part of a community asset transfer agreed by Cabinet. Contracts have now been exchanged for the asset transfer. Clearance of all three sites can then be linked.

The building contains an ICT node, the functions of which will be transferred to the BT network.

Estimated building related costs are as follows:

One-off costs arising from the vacation of the building and relocation of staff

- One-off ICT costs £33,000
- Estimated demolition costs £100,000
- Works to new accommodation £Dependent on agreed locations
- Removal costs £14,000

Annual costs

- Increased annual ICT costs arising from the relocation of the ICT node £7,600

Savings

Annual building running costs £78,300  
(premises budget 2012/13)

Backlog maintenance costs £201,000  
Life cycle maintenance costs £295,320

**Note:** There is a rental budget totalling £83,700 from the Connexions Service and in respect of previous occupation by Wirral Partnership Homes included in the budget. If the building was retained by the Council this budget pressure would need to be addressed.

## **BEBINGTON TOWN HALL & ANNEXE**

These two modern office buildings are situated close to Bebington Civic Centre and the Pennant House Complex. They are principally occupied by staff from CYPD and DASS, with some use of the Annexe by staff from the Council's partner organisations and as an office base for Unison staff.

Work is now under way to relocate CYPD staff from the Town Hall building to Acre Lane. Staff from the Annexe – both CYPD and DASS – will work from alternative bases including the new Pensby Park facility.

Withdrawal from these buildings is consistent with the principle of consolidating core office provision in Wallasey and Birkenhead. No alternative requirement for their use has been identified.

Bebington Town Hall contains an ICT hub, the functions of which will be transferred to the BT network.

The estimated costs arising from the vacation and demolition of the two buildings are as follows:

One-off costs arising from the vacation of the building and relocation of staff

- One-off ICT costs £73,000
- Estimated demolition costs £150,000
- Works to new accommodation £Dependent on agreed locations
- Removal costs £8,500

Annual costs

- Increased annual ICT costs arising from the relocation of the ICT node £43,500

Savings

Annual building running costs £153,700  
(premises budget 2012/13)

Backlog maintenance costs £251,000  
Life cycle maintenance costs £323,000

**Note:** Income of £76,900 is receivable in respect of Bebington Town Hall via a recharge to the Partial Hearing Unit. Relocation of that Unit will mean that income continues to be receivable.