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| REPORT TITLE | LEASE TO CHESHIRE AND MERSEYSIDE PUBLIC HEALTH COLLABORATIVE (CHAMPS) AT RIVERSIDE PARK, BROMBOROUGH |
| REPORT OF | CORPORATE DIRECTOR OF DELIVERY SERVICES AND ASSISTANT CHIEF EXECUTIVE |

REPORT SUMMARY

This report seeks approval to enter into a new lease of private office space located at Riverside Park, Bromborough, to accommodate the Champs Service.

This matter affects all Wards and is not a key decision.

RECOMMENDATION

That the Corporate Director of Delivery Services/Assistant Chief Executive be authorised to agree the terms for a lease of office space at Riverside Park, Bromborough, to be backdated to 1 January 2019 until 31 December 2020 at a total cost of £24,675 per annum.

SUPPORTING INFORMATION

1.0 REASON FOR RECOMMENDATION

- 1.1 To guarantee continued occupation of the accommodation by the Champs Service.

2.0 OTHER OPTIONS CONSIDERED

- 2.1 The accommodation is ideally suited to the requirements of the Service. However, should suitable space in Council owned property be identified, the Service could potentially relocate on the expiry of this agreement.

3.0 BACKGROUND INFORMATION

- 3.1 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 for Cheshire and Merseyside known as 'Champs'.
- 3.2 The Champs Public Health Collaborative and Wirral Council Hosted Service Agreement was signed in September 2017 and, as part of this, the Council is responsible for facilitating decisions taken by the Champs Board on accommodation for the support team, the cost of which is funded equally by the nine constituent Local Authorities of Cheshire and Merseyside. Funding is currently in place until the end of December 2020.
- 3.3 The team presently occupies private office accommodation extending to 1,162 square feet in Riverside Park, Bromborough, but the lease expired on 31 December 2018.
- 3.4 The former owner, Riverside Park Limited, is in liquidation but the Receivers are content to see the lease renewed and backdated to 1 January 2019 with a new term to run until 31 December 2020. This will be contracted out of the Landlord and Tenant legislation meaning that the Service may need to relocate by the expiry date.
- 3.5 The charge for the accommodation is £24,675 per annum which has remained unchanged since January 2018. This equates to £11,750 rent and £12,925 business rates and service charge. The rental figure breaks down to £10.11 per square foot and is reasonable for Grade A office space, especially when the short-term nature of the lease is taken into consideration.

4.0 FINANCIAL IMPLICATIONS

- 4.1 The cost of the accommodation amounts to £24,675 in respect of which funding is in place. The Council's contribution will be £2742.

5.0 LEGAL IMPLICATIONS

- 5.1 Legal & Member Services will approve documentation which will guarantee occupation up to 31 December 2020.

6.0 RESOURCE IMPLICATIONS: ICT, STAFFING AND ASSETS

6.1 There are no IT or staffing implications arising from this report.

7.0 RELEVANT RISKS

7.1 Should the new lease not be completed, the Champs Service will not have secure tenure for the coming year.

8.0 ENGAGEMENT/CONSULTATION

8.1 None required

9.0 EQUALITY IMPLICATIONS

9.1 There is no impact on equality arising directly from this report.

10.0 ENVIRONMENT AND CLIMATE IMPLICATIONS.

10.1 The property is not part of the Council's estate and as such environmental impact would be associated with the Landlord.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

11.1 The site is currently designated as part of a Primarily Industrial Area in the Unitary Development Plan. Adjacent sites are proposed to be released for residential development in the Issue & Options consultation document for the emerging Local Plan, which will be considered by Cabinet and Council on 13 January 2020.

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APPENDICES

None

BACKGROUND PAPERS

The previous lease document

SUBJECT HISTORY (last 3 years)

| Council Meeting | Date |
|--|-------------|
| Riverside Park, Bromborough – Lease to CHAMPS Cabinet Member Decision | 5/4/2018 |