



OFFICER DECISION RECORD

Matter decided: To authorise the completion of a license to alter Council premises leased out to the Open Arms Youth Project and a license to under let to Riverside Group a local Housing Association.

Decision Date:3/10/13.....

Decision Taking Officer: Caroline Simpson – Head of Development

Authority to make decision: Constitution, Assets, para 16.8.10

Is further consultation required - No

Key Executive Decision

NO

It is important to record here whether this is/is not a Key Decision (see definition overleaf) in respect of executive functions taking into account the definition of such functions and decisions in the Council's Constitution as the Call-in procedures operate in relation to Key Decisions taken by officers.

THE DECISION: To authorise the completion of a license to alter Council premises leased out to the Open Arms Youth Project and a license to under let to Riverside Group a local Housing Association.

BACKGROUND:

The detached building (former Nursery) was part of the former Colshaw County Primary School site closed by Cheshire County Council in the 1990s. It was leased to the Open Arms Youth Project for 20 years from the 21st July 1997 on a full repairing and insuring lease with a peppercorn rent. This was for the purpose of providing a local community centre providing suitable facilities and services appropriate to the locality. The locality, although Wilmslow, is predominantly local authority and housing association affordable housing and is recognised as one of the most deprived wards in Cheshire.

A number of volunteers and Cheshire East officers are involved in the committee and the running of the centre but with rising costs and shrinking budgets and grants available to the committee they have been seeking alternative means of maintaining the facility for the community.

The Riverside Group which owns most of the rented affordable housing surrounding the centre is offering to move their offices and meeting rooms into the centre, refurbishing and revitalising the building and investing time and money into running and maintaining the centre for their tenants and the local community. This move will free up three affordable residential units in the locality currently housing the offices and meetings rooms the HA are proposing to move into the centre.

The immediate benefits to this proposal are –

- Ensuring the continued financial viability of the community centre by contributing to the running costs, maintenance and operational staffing and security of the building
- Provide a much improved customer experience for the Riverside tenants and staff
- Revitalise the community centre with a full time presence allowing easier access and booking of the improved youth, community and tenant facilities
- Provide a venue for the local community meetings, bingo clubs, Citizens Advice, work clubs, enterprise clubs, health and fitness clubs, training opportunities being arranged with Stockport College, CVS, Ground Work, healthy eating courses, community café, etc

The Asset Management Service has already considered the proposed alteration works to the building to facilitate the relocation of the Riverside Group offices. These have been given Landlord Consent subject to suitable fire assessments being in place and their obtaining any necessary planning permissions and formal licenses to alter and underlet which are required under the terms of the lease.

The terms of the licenses to alter and under let to be negotiated and agreed in accordance with the terms and requirements of the existing lease.

The committee are paying all of Cheshire East Asset Management Service and Legal Services fees in completing these licenses.

ALTERNATIVE OPTIONS CONSIDERED IN ARRIVING AT THE DECISION

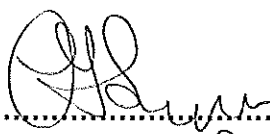
None. Cheshire East Council Adult and Children's Services are in support of these proposals as it will ensure the continued viability of the youth and community centre and will better service the local community with improved facilities and opportunities and will be refurbished and more appealing given its current basic and run down appearance. It will enable the full repairing and insuring terms of the lease from the Council to continue to be complied with.

The remainder of the Cheshire East land ownership in the area consists of operational land and premises - Oakenclough Children's Centre and offices and open space playing fields. There is no known reason related to adjacent land and property holdings or associated projects not to grant these licenses.

Signed by the Decision Taking Officer

Designation

Date


Director of Economic Growth Property
3/10/13

NOTES

(1) Please record here the relevant paragraph of the Officer Scheme of Delegation within the Constitution under which the officer is acting and/or confirm that the officer is acting under a sub-delegation from another officer. If acting pursuant to a sub-delegation please ensure that a copy of the sub-delegation is appended to the decision form. If an officer is unsure about his/her powers to take the decision, he/she should seek advice from the relevant officer in Legal Services.

(2) The Constitution provides that certain decisions may be taken by an officer with the approval of another officer. For example, the decision to institute legal proceedings may be taken by CMT members with the approval of the Borough Solicitor. In such cases the form should be signed by the approving officer in addition to the decision-maker.

(3) The Constitution provides that certain decisions may be taken by an officer in consultation with the relevant Cabinet Member. In such cases the form should be signed by the Cabinet Member prior to the decision-maker in order to evidence the consultation with that Cabinet Member.

(4) Where the decision is a "Key Decision" a copy of this record must be sent to the Borough Solicitor and the Director of Finance and Business Services as soon as it has been signed to enable the decision to be published by the Borough Solicitor within two working days of it being made. The call-in period of a further five clear working days will then operate. This period cannot start until the decision is published. A decision here must not be implemented until the call-in period has elapsed (normally five clear working days in all) and no notice has been served. If a call-in notice is served you will be advised of the process and no action must be taken on the decision which is technically suspended.

(5) For Key Decisions, any relevant supporting papers, or document references (background documents), should be described (with details of where they can be accessed – e.g. file number) to this document and where they were a material consideration leading to the decision.

DEFINITION – "KEY DECISION"

A decision which is likely to (a) result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates; or (b) to be significant in terms of its effects on communities living or working in an area comprising two or more wards or electoral divisions in the area of the local authority.

