

Cabinet Member for Regeneration and Assets Agenda

Date: Monday, 21st September, 2015
Time: 1.30 pm
Venue: Committee Suite 1,2 & 3, Westfields, Middlewich Road,
Sandbach CW11 1HZ

1. **Apologies for Absence**

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

3. **Public Speaking Time/Open Session**

In accordance with Procedure Rules Nos.11 and 35 a period of 10 minutes is allocated for members of the public to address the meeting on any matter relevant to the work of the body in question. Individual members of the public may speak for up to 5 minutes but the Chairman or person presiding will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers. Members of the public are not required to give notice to use this facility. However, as a matter of courtesy, a period of 24 hours' notice is encouraged.

Members of the public wishing to ask a question at the meeting should provide at least three clear working days' notice in writing and should include the question with that notice. This will enable an informed answer to be given.

4. **Transfer of Community Centre St Johns Wood School, Knutsford (Pages 1 - 6)**

To consider the transfer of the Community Centre to the Adelaide Academy Trust.

5. **Open Arms Youth Project, Wilmslow (Pages 7 - 18)**

To consider the premises leased by the Open Arms Youth Project.

For requests for further information

Contact: Cherry Foreman

Tel: 01270 686463

E-Mail: cherry.foreman@cheshireeast.gov.uk with any apologies

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CHESHIRE EAST COUNCIL**REPORT TO PORTFOLIO HOLDER – FINANCE**

Report of: Property Services Manager

Subject/Title: Transfer of the Community Centre located at St Johns Wood Community School, Knutsford to the Adelaide Academy Trust

Date of Meeting: 21st September 2015

Portfolio Holder: Councillor Don Stockton

1.0 Report Summary

- 1.1 The purpose of this report is to seek approval to transfer the Community Centre, shown edged red on the attached plan, as part of the Academy lease of the school site to the Adelaide Academy Trust, who will be the proprietor of the new academy to be created when the St Johns Wood Community School converts to academy status.

2.0 Decision Requested

- 2.1 It is recommended:
- 2.2 THAT the St Johns Wood Millennium Community Centre, shown edged red on the attached plan, be included as part of the site of the St Johns Wood Special School within the academy lease to the Adelaide Academy Trust upon the conversion of the school to academy status. The lease is substantially in the DfE model form of academy lease which provides for the grant of a term of 125 years at a peppercorn rent. .

3.0 Reasons for Recommendations

- 3.1 St Johns Wood Community School is to be transferred to the Adelaide Academy Trust in accordance with the provisions of the Schools Standards and Frameworks Act 1998, the Education and Inspection Act 2006 & The Academies Act 2010
- 3.2 Where an Academy Order is issued by the Secretary of State under the provisions of the 2010 Academy Act as amended by the Education Act 2011, the Council is requested by the Secretary of State to grant an academy lease of the school premises to the proprietor of the new academy. Under the provisions of that act the Secretary of State may make a scheme in relation to the land which provides for the transfer of such rights and interests as are specified to a transferee for the purposes of an academy. If such a scheme is made then there is a statutory duty upon the local authority landowner to transfer that specified interest.

- 3.3 The proposal will generate significant savings in the cost of securing additional Special Educational Needs places and will facilitate the local provision of those additional places.
- 3.4 The proposal will relieve the Council of the ongoing maintenance and management liability of the Community Centre Premises which have hitherto been under used by Community Users.
- 3.5 If so transferred the Adelaide Academy Trust will be covenanted to make the Sports Barn or alternative accommodation on the site (to be agreed by the landlord) available for community use.

4.0 Wards Affected

- 4.1 Knutsford Ward

5.0 Local Ward Members

- 5.1 Councillor Stewart Gardiner
Councillor Hayley Wells-Bradshaw
Councillor Tony Dean
- 5.2 Ward Members have been consulted and no objections have been raised

6.0 Policy Implications including - Carbon reduction - Health

- 6.1 None

7.0 Financial Implications

- 7.1 The inclusion of the community centre building within the long academy lease at a peppercorn rental represents an undervalue of £30,000 which is the recommended market value (based on community use) of the site in a report completed by Paul Carter dated 23/02/2015
- 7.2 The Council proposes to forego the capital receipt in this instance to support the promotion of well being as outlined herein and to create savings.

8.0 Legal Implications (Authorised by the Borough Solicitor)

- 8.1 Local authorities are able to dispose of land and buildings at less than the best consideration reasonably obtainable under the General Disposal Consent (England) 2003, where the 'undervalue' is less than £2million. A lease for a term of more than 7 years is a disposal. The Consent requires the

local authority to be of the view that the disposal is likely to help to secure the promotion or improvement of the economic, social or environmental well-being of its area or residents resident in its area.

- 8.2 There is no requirement that local authorities undertake a tendering process within the General Disposal Consent. However, there is the general requirement for authorities to follow "normal and prudent commercial practices". Where a local authority has undertaken a valuation of the asset to understand the level of the 'undervalue' and has established a robust business case for transfer, there would be no further requirement to 'market test' a transfer proposal to meet the General Consent criteria
- 8.3 In transferring assets the Council must behave prudently to fulfil its fiduciary duty.
- 8.4 If the Council is minded to transfer the asset to the academy proprietor it needs to have rationalised why the disposal brings benefits that outweigh undertaking a market process.
- 8.5 State Aid
There is also a requirement for a local authority to satisfy itself that it will not give unlawful State Aid as by accepting an 'undervalue' the Local Authority is providing a subsidy.

9.0 Risk Management

- 9.1 The site has not been offered for sale or transfer on the open market and, thus, the Council cannot evidence whether there is demand from other parties whether those parties be charitable, community organisations, social enterprises or private individuals. In consequence, the Council may be at risk of legal challenge from aggrieved parties in the event of it seeking to progress an off market transaction with the academy as opposed to marketing the opportunity to the wider community. Knutsford Town Council were consulted and offered the site but declined the offer.

10.0 Background

- 10.1 Blanket approval was granted on 1st August 2011 by the then Cabinet Member for Prosperity, Jamie Macrae, to transfer School Sites to the relevant Academy Trusts once an Academy Order had been issued by the Secretary of State however the St Johns Wood Millennium Community Centre located on the school site falls outside this blanket approval as the community centre has not previously been held by the Council for use by the school.
- 10.2 The building (which adjoins the school) has now ceased to be used as a Community Centre and is therefore proposed to be leased to the Adelaide Academy Trust as part of the academy lease.

- 10.3 A scheme of works, funded by the Council (Children's & Families) has been completed within the former community centre. This will facilitate the provision of additional Special Educational Needs places at the school. The Local Authority is currently obliged to fund the provision of a certain number of Special Educational Needs places and these are presently provided out of the Borough. Such provision is desirable in terms of locality and is also cost effective. Further works are to also be undertaken within the Sports Barn facility at the School Site to enable the Sports Barn be made available for out of school hours community use after completion of the academy lease.
- 10.4 Therefore, in making this asset transfer decision, local authorities should:
- 10.4.1 Have regard to their community strategy.
 - 10.4.2 Assess the likely amount of the undervalue
 - 10.4.3 Understand what community benefits will be realised by transfer and how the interests of local people will be better served.
 - 10.4.4 Have regard to business plan and financial viability of the community based organisation's plans.
 - 10.4.5 Understand the State Aid implications.
 - 10.4.6 Assess market interest.

11.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

Name: Paul Carter

Designation: Senior Valuer

Tel No: 01270 686128

Email: paul.carter@cheshireeast.gov.uk

St Johns Community Centre



January 21, 2015



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CHESHIRE EAST COUNCIL**REPORT TO PORTFOLIO HOLDER – REGENERATION & ASSETS**

Report of: Property Services Manager
Subject/Title: Open Arms Youth Project
Date of Meeting: 21st September 2015
Portfolio Holder: REGENERATION & ASSETS

1.0 Report Summary

- 1.1 Open Arms Youth Project would like to sub-let part of their building to the Riverside Housing Association, who in turn would meet most of the costs incurred in occupying the premises.
- 1.2 If granted a sub-tenancy of part of the Open Arms Youth Project building, Riverside Housing Association would vacate their current office situated nearby, which would then be used as an affordable housing unit.

2.0 Decision Requested

- 2.1 To simultaneously accept the surrender of the Open Arms Youth Project's lease and grant the Open Arms Youth Project a new twenty year lease on terms and conditions to be agreed by the Executive Director of Economic Growth and Prosperity.

3.0 Reasons for Recommendations

- 3.1 The Open Arms Youth Project only have two years remaining on their existing twenty year lease and so are currently unable to sub-let part to the Riverside Housing Association for five years.
- 3.2 A simultaneous surrender and grant of a new twenty year lease, could allow the Open Arms Youth Project to sub-let part of their building to the Riverside Housing Association for a five year term.

4.0 Wards Affected

- 4.1 Handforth

5.0 Local Ward Members

- 5.1 Ward Members Cllr Burkill and Cllr Mahon were consulted and both in full support.

6.0 Policy Implications including - Carbon reduction – Health

- 6.1 The opportunities for the local community would be greatly enhanced by retaining an estate based housing service and extend the use of the venue by hosting a range of additional facilities and services to form a robust Community Hub.

7.0 Financial Implications

- 7.1 Granting a new twenty year lease on full repairing and insuring terms would ensure that the costs in maintaining, repairing and ensuring the building would be met by the tenant rather than by CEC.

8.0 Legal Implications (Authorised by the Borough Solicitor)

- 8.1 The Localism Act 2011 introduced the General Power of Competence, which allows the Council to do anything an individual can do, provided it is not prohibited by other legislation. These powers have replaced the previous wellbeing powers, however, the use of these powers must be in support of a reasonable and accountable decision made in line with public law principles.
- 8.2 The General Disposal Consent 2003 authorises the disposal of land for 7 years or more at less than best consideration if the undervalue is £2million or less, if the undervalue is higher than £2million consent to the disposal is required from the Secretary of State.
- 8.3 The Council has the power to grant a lease of the land pursuant to s123 of The Local Government Act 1972 subject to any disposal for 7 years or more being at the best consideration that can reasonably be obtained.
- 8.4 Notwithstanding the above powers the Council has a fiduciary duty to the taxpayers and must fulfil this duty in a way which is accountable to local people.
- 8.4 All disposals must comply with the European Commission's State Aid rules. When disposing of land at less than best consideration the Council is providing a subsidy to the occupier of the land. In such cases the Council must ensure that the nature and the amount of the subsidy complies with State aid rules, failure to comply means that the aid is unlawful and may result in the benefit being recovered with interest from the recipient. If the occupier receives less than approximately £155,000 (200,000 Euros) in state aid over a 3 year period then the De Minimis Regulation will apply (small amounts of aid are unlikely to distort competition).

9.0 Risk Management

- 9.1 In accordance with legal advice above we perceive there to be no legal risk.

10.0 Background

- 10.1 Open Arms Youth Project occupy their premises off Howty Close, Colshaw, Wilmslow (demise edged red on the attached plan appendix 1), by virtue of a twenty year lease which will expire on the 30th June 2017.
- 10.2 They requested Landlord's consent to sublet part of the building (area above the red line appendix 2), to Riverside Housing Association to use as a Housing Association Office. This request was authorised by way on an ODR dated 3rd October 2013 (appendix 3).

- 10.3 The Riverside Housing Association agreed to take on the maintenance liabilities of the building and take on most of the running costs of the building. This would allow Riverside Housing Association to vacate their current office and offer it as an affordable rental housing unit.
- 10.4 As Riverside Housing Association would be incurring costs in altering the building they would like a minimum term of five years to justify their expenditure. However as the Head Lease only has approximately two years left, The Open Arms Youth Project have requested a new twenty year lease to allow them to sublet to Riverside for a five year term.
- 10.5 The recommended method to progress matters would be to simultaneously accept the surrender of the Open Arms Youth Project's lease and grant the Open Arms Youth Project a new twenty year lease on terms and conditions to be agreed. As the request for the surrender and renewal has come from the Open Arms Youth Project we would expect them to be responsible for CEC's professional costs (including abortive costs if applicable), incurred as a consequence of the surrender and renewal.
- 10.6 The previously agreed ODR (appendix 3), provides that underlet be negotiated and agreed in accordance with the terms and requirements of the existing lease. The existing lease provided that during the first four years the rent was one peppercorn per year, then during the fifth year of the term a sum approved by the Surveyor (at his absolute discretion), not exceeding the sum of £5,337.00. This figure reviewed to today's date in accordance with RPI is £8,300.00. We propose negotiating market rent (subject to existing user and covenants), capped at £8,300.00 for the first five years, and reviewed to market rent every fifth anniversary of the lease, the cap being reviewed to RPI every fifth anniversary.
- 10.7 Under the Conveyance dated 5th August 1970, the County Council acquired the land "for educational purposes or such other purpose as will enable the purchaser to carry out its statutory duties and/or the provision of houses or flats but not for any other purpose whatsoever." Manchester City Council has a right of pre-emption should the land cease to be used for the original purposes, however they advised that in this instance that they do not wish to exercise their right.
- 10.8 The Open Arms Youth project are keen to further develop a range of activities to improve the facilities and services for youth provision to the local community and act as an integral delivery centre as part of the Community Hub.

An adult health clinic is well used at the centre and the proposed building designs will enhance the service provision for people requiring access to this facility.

Cheshire East Council Youth Support Service have been operating on the estate for a number of years, the improved layout of the building will support collaborative working with the housing provider to deliver new and improved services to impact on locally recognised priorities.

Vision Counselling services providing support to young people in the local area have plans to provide additional sessions at Open Arms with the immediate support of the housing provider.

11.0 Access to Information

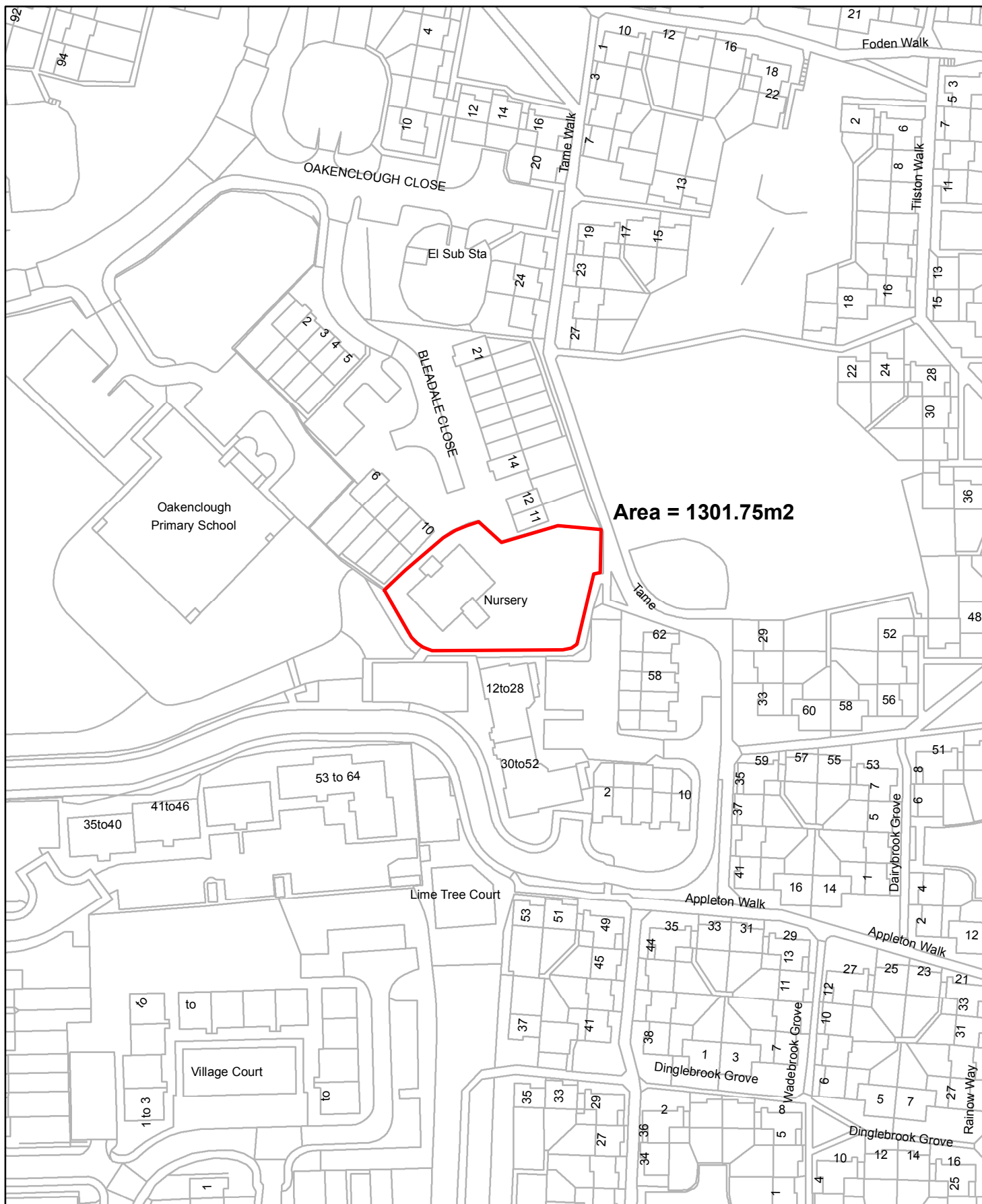
The background papers relating to this report can be inspected by contacting the report writer:

Name: Adrian Williams

Designation: Senior Valuer

Tel No: 01270 686134

Email: Adrian.williams@cheshireeast.gov.uk



Open Arms Youth Project, Howty Close, Wilmslow - CH538141

Plan Ref: PW 27891 - Deed Ref H3582
Date: 7/4/15



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Notes:

Structural:

Form new internal opening:

Form new 1000mm clear opening in existing masonry wall to existing WC as identified and install new Naylor P100 100 x 70 1100 long 30min FR concrete lintel providing min 30min fire resistance. Square and bond off jambs ready to accept new fire door and frame.

Form new door opening from existing window:

Carefully cut and remove existing external cavity wall below existing window to provide new emergency exit door to rear. Carefully remove existing window and brickwork for re-use.

Form new window from existing door opening:

Reduce existing door opening height to create window. Remove existing door and frame complete. Lay new continuous DPC at ground floor level & 150mm above finished floor level. Using bricks to match existing (external) and concrete blockwork (internally), tooth in to internal and external wall and tie together using stainless steel vertical twist ties at 450v & 750h.

Form new door openings in external walls:

New lintels over new openings to external walls to be Catnic CG 90/100 with min 150mm end-bearing. Continuous dressed cavity trays to be installed above with weep-vents.

Joinery:

New fire rated partition:

Form new 100mm separating partition walls built off existing concrete floor using british gypsum A20652 FireWall system with gypframe 94 EDC 0 extra deep flange floor and ceiling channels with gypframe 70s 60 C studs at 600mm centres and 1 nr 15mm fireline board to each face providing min 30min fire resistance. Tape and 3mm skim finish with 1 coat drywall primer. Include to provide 50mm isowol APR 1200 cavity. All joints taped and sealed. Where new studwork meets an existing column/ masonry wall, contractor is to ensure that continuous 30min fire barrier is provided.

New partitions:

12.5mm gypsum multiboard square edged to both faces with skim coat to timber stud. Boards to be jointed and finished in line with British Gypsum recommendations.

New vertical service column:

Construct new 150mm x 150mm vertical service column to location as shown on plans using min 4nr full-height 50mm x 50mm treated timber corner columns with intermediate noggings for stability at 500mm centres vertically. Clad in ply with white pendoc enclosing finish.

Architraves:

To all new and existing internal door openings, provide and install new splayed treated softwood architraves to BS 1186-3 Class 2.

Skirting boards:

Provide and install new 100mm x 19mm splayed softwood skirting board to BS 1186-3, prepared, primed and ready to receive decoration.

Doors & Windows:

Communal Entrance Door:

Replace existing communal entrance door with new aluminium framed leaf and frame by Total Glass using heavy gauge rebated 4mm aluminium section extruded alloy in accordance with BS EN 755-9:2001. PAS24/ PAS23 SBD accredited. Polyseter powder coated finish to BS EN 12206-1:2004. Thermal breaks to be included by use of separate aluminium extruded profiles and two polyamide profiles mechanically jointed to for a single compound profile. Door opening leaf to provide min. 1000mm clear opening and hung from min 3nr 3-part hinges secured by 11mm dia thread forming screws. Frame drainage to be in accordance with BS6262. Glazing to be 9.5mm laminated safety glass and insulated of 33mm nominal thickness. Fully adjustable integrated ASSA ABLOY CAM motion closer and aluminium threshold installed as standard in compliance with Equality Act requirements. 30mm x 40mm stainless steel tubular handles. Door to be secured with euro profile barrel lock with internal thumb-turn for quick-egress. U-value to be 2.4 W/msq K

New emergency escape doors:

New single leaf emergency escape doors to be constructed of same profile as above description with glazed panels to be replaced by solid. Locking mechanism to be of single barrel lock with internal thumb-turn operation for easy escape. Mon opening width of 800mm.

New internal fire doors:

New internal fire doors to be flush Permador wood-veneer 2040 x 926 x 44mm fire door (or equal approved).Intumescent heat strips and cold smoke seals to be rebated in to door leaf in accordance with BS 4787-1 to meet Part B compliance. Minimum three hinges with full reference to BS EN 1935. Door closers to be fitted in accordance with BS EN 1154. Min opening width of 800mm.

New fire door to DWC:

Fire door to DWC to allow for emergency double-swing operation with 3nr standard pivot-hinges to EN 1634. Double-action lock-case with two-way strike-plates, 2nr H131-105 emergency releases Royde & Tucker (or equal and approved). Locking operation to door to be: internal- handle-turn only. communal side: key operation. Contractor to ensure that upon completion, that door can be opened outward in the event of emergency access being required. Min opening width of 800mm.

To external emergency doors, emergency push-pad operation to be provided in accordance with BS EN 179 for quick egress.

No locks to be provided to internal fire door to new kitchen.

All new internal doors to provide min 800mm clear opening width unless stated otherwise on dwng.

All handles and locks to comply with BS EN 1906 Annex C and BS EN 12209 Annex A.

New windows:

New windows to be of double glazed UPVC, measued on site to fit opening, manufactured and installed by FENSA registered company. All gaps around frames and cavities to be sealed with polyurethane foam. Design to be certified SBD.

Electrical:

All electrical works to be undertaken, tested and comissioned compliance with BS 7671:2008 and IEE Regulations, requirements for electrical installations (17th ed) and all relevant british & european standard. Installation to be undertaken by contractors on the NICEIC roll of approved installation contractors. Earth bonding to be in accordance with BS 7671:2008. All works are to be undertaken by a 'registered competent person' and provide a BS 7671 installation certificate to the building control officer within 30 days of completing their works. Provide and install new control unit/ distribution board to BS EN 60439. Meter including RCD with minimum of two ways for lighting and six for power. Each way to be permanently labelled to identify circuit rating. MCB circuit protection to be provided.

Provide and install new separate ring main for new office area using single core cables to existing conduits. Where layout will not permit use of existing conduits, Contractor is to allow for twin and earth cables of adequate size chased into plaster with metal cappings. Contractor is to allow for making good and extending all finishes with plasterwork as a result of the following works.

Install power ring main complete with MEM Moulded Range white flush mounted switched fittings and Wylex or MK fused isolators as drawings.

Sockets and telephone points to be positioned between 400 to 1000 mm above finished floor level, light switches to be located between 900 to 1100 mm to line in with door handles for ease of location and light switch plates contrast visually with the background.

Lighting:

Existing lighting system to new office to be upgraded in accordance with the Non-Domestic Services Compliance Guide.

Fire Detection:

Extend existing fire detection system to provide Category L2 compliant fire detection system to building. Contractor is to ensure to allow for all associated fixtures, fittings and labour required to connect up to electrical service in addition to all required finishing and decoration works to any disturbed surfaces. Minimum quantity of smoke detectors to be installed in areas as identified on plans. To BS 5466 part 1, photoelectric 240v mains operated 9v zinc carbon battery backup with full function test switch, automatic reset and low battery warning.

Ventilation:

Supply and wire up to position as shown on plans/ agreed on site with CA new Xpelair fan with dynamic humidistat and fused spur unit in order to provide min 15litres/second in accordance with Approved document F. All ductworks, balancing and commissioning to be undertaken fully in accordance with manufacturers instructions.

Floor Coverings:

To be Polysafe Astral PUR with fire reaction to EN 13501-1 Class Bfl-S1 and enhanced slip resistance to EN 13845 Esf. Floors and treads to be leveled using latex screed. Lay flooring using Polyflor S51-A acrylic adhesive or similar approved. Ensure all joints are neat seam welded. Allow for works to be integrated with set-in skirting works and for seam weld at junction of skirting and sheet vinyl.

Level floor and supply and install Gradus Boulevard 1500 barrier matting to location shown on plans laid in accordance with manufacturers' instructions. Allow for Gradus black PVC-u ramp edge transition strip between vinyl sheet and barrier matting ref RT46/AF145, with mitred joints to corners all fixed in accordance with manufacturers instructions.

Heating:

Work to be undertaken by Certified Gas Safe engineers.

Remove existing radiators and store on site for re-use. Assess suitability and install in locations as identified on plans. Where necessary, provide new Myson Premier Round-top (or equal approved) with TRV operation. LST design where noted.

Sanitary Accommodation:

Allow to disconnect and carefully remove existing wash basin and ceramic WC pan and relocate to position as shown on plans.

Reference to be made to Approved document M diagram 20 regarding the installation heights of basins, mirrors and diagram 18 for layout arrangement including drop-down horizontal and vertical fixed grab-rails.

Above Ground Drainage:

Provide and install as applicable new soil and waste branches from fittings to SVP as follows:

- W.C. 100mm branch
- Basin 32mm waste

install new 75mm UPVC deep seal bottle traps to W.C. & Basin.

Emergency Signage:

Emergency directional signage to be of pictorial to EN standards and fixed between 1.7m & 2m from FFL, and fixed at a continuous height throughout.

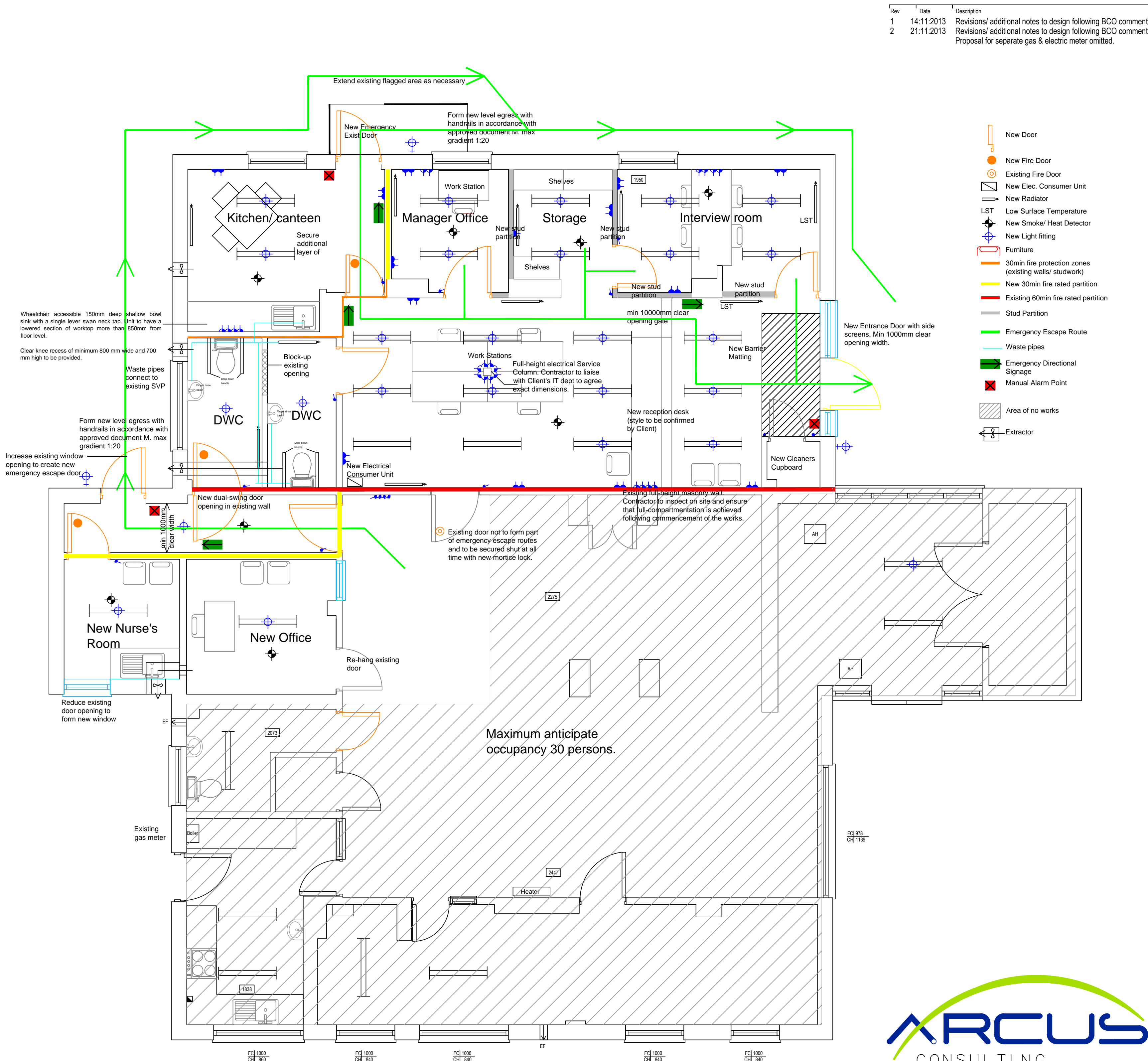
Fire Action Plan sign to be located adjacent to all emergency escape doors. All signage to comply with BS 5499-4 & 5

Decoration:

Two coats water based emulsion.

Post Completion Requirements:

Contractor to ensure that 2nr Energy Performance Certificates are provided to the Local Building Control Officer following completion of the works.



Proposed Floor Plan



Arcus Consulting LLP
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Liverpool 0151 708 1080
www.arcus.uk.com

Manchester 0161 905 3222
Newcastle 0191 272 5781

Cambridge 0122 325 7706
info@arcus.uk.com

Client
RIVERSIDE

Project
OPEN ARMS COMMUNITY CENTRE
CHANGE OF USE/ RE-MODELLING PROJECT

Title
PROPOSED PLANS
BUILDING CONTROL APPLICATION

Scale	Date	Stage
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Job No	Drawing No	Rev
P3113	003	2
Drawn	Approved	
DF	DF	

This drawing is the copyright of Arcus. Contractors must check all dimensions on site. Do not scale the drawings. Only figured dimensions are to be worked to.



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

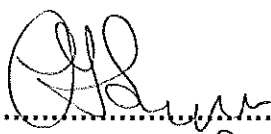
None. Cheshire East Council Adult and Children's Services are in support of these proposals as it will ensure the continued viability of the youth and community centre and will better service the local community with improved facilities and opportunities and will be refurbished and more appealing given 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.

