



20 January 2014

Agenda Item: 9(d)

**REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT**

**THE HALL, BRIDGFORD PARK, BRIDGFORD ROAD, WEST
BRIDGFORD, NOTTINGHAM – PROPOSED NEW “LEASE IN”**

Purpose of the Report

1. To seek approval to the terms of a proposed “lease in” of part only of The Hall, Bridgford Park, Bridgford Road, West Bridgford, on terms detailed in the exempt appendix to this report.

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council’s commercial position. The exempt information is set out in the exempt annex.
3. The County Council currently leases this building from Rushcliffe Borough Council. It has previously been occupied by a number of Council departments, but all of these (bar one) have now vacated, leaving the Registrar’s Service as the only occupier. As part of an on-going review of Council office locations, the decision was taken by the Service to exit this property and Notice to Quit has been served. The County Council will vacate by January 2014. The staff of the Registrar’s Service will relocate to County Hall and at its meeting in September 2013, Finance and Property Committee approved plans for a 2 year licence of part of another building nearby to be used for the conducting of wedding services.
4. The owner of The Hall, Rushcliffe Borough Council, is looking at a number of options for the future use of this building following the forthcoming vacation by the County Council. One of the options under consideration is a possible refurbishment of the building. If that option were to be selected, the County Council have explored the possibility of taking a new lease of part of the refurbished building to allow re-occupation by the Registrar’s Service. If successful, this letting would allow the Registrar’s Service to occupy part of the building, a more economic proposition than current occupation of the whole building. It is anticipated that the entire Registrar’s staff will relocate to the new

premises from their (temporary) base in County Hall and Welbeck House. Occupation of part of the building, as compared to the whole, represents a major saving to the County Council in repairing liability; this was one of the principal determining factors in the decision to end the existing lease. If refurbishment of the building goes ahead, the rest of the accommodation is likely to be occupied by a range of uses which might include offices, hotel, restaurant / banqueting suite, which are considered to be complimentary to the use of part of the building by the Registrar's Service

5. The lease terms under which the County Council would occupy part of the building are detailed in the exempt appendix to this report.
6. Relocating back into part of The Hall will enable the Service to meet its requirements under the Budget Savings Proposals 2014/15 – Category A: Outline Business Case and to operate a service which is cost neutral. Confirmation has been received from the Service that its forecast income from wedding ceremonies and other activities within the Hall will cover the staff and operational costs. This operation will also help to offset the cost of providing statutory services across the rest of the County.
7. The relocation out of County hall and back to (part of) The Hall will ensure Registrar's Services staff are all located together and free up space in County Hall which will be filled in time by other Council staff as part of the continuing rationalisation of County Offices staff under the Ways of Working programme

Other Options Considered

8. The alternative to taking space in part of any refurbished building would be to continue with the arrangements to occupy other premises, as detailed in Paragraph 3 above. This is a perfectly valid approach, but use of (part of) The Hall is the *optimal* solution for the Registrar's Service in terms of maximising potential wedding bookings. The building is particularly "suited for purpose." If the refurbishment of The Hall (by others) does not take place, the arrangements being put in place from January 2014 will be a workable on-going proposition, albeit not as optimal as the proposed solution of leasing part of The Hall.

Reason/s for Recommendation/s

9. To secure cost effective representation in a building which, if refurbished, will be particularly suited to occupation by the Registrar's Service, with the potential for good income generation by the service user from the supply of enhanced weddings packages.

Statutory and Policy Implications

10. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described

below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

- 1) That the terms of a proposed lease in of part of The Hall, Bridgford Road, West Bridgford, as detailed in the exempt appendix, are approved.

Jas Hundal

Service Director – Transport, Property & Environment

For any enquiries about this report please contact: Ian Brearley 07775 541641

Constitutional Comments (CEH 16.12.2013)

11. The decision falls within the delegation given to the Finance and Property Committee.

Financial Comments (TR 18.12.2013)

12. The financial implications are set out in the exempt appendix to the report.

Background Papers and Published Documents

13. None.

Electoral Division(s) and Member(s) Affected

14. Ward(s): West Bridgford Central and South
Member(s): Councillor Liz Plant, Councillor Steve Calvert

File ref.: //IB/SL/

SP: 2502

Properties affected: 06225 - The Hall