

15 September 2014**Agenda Item: 8b****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT****SHORT TERM LEASE - 34 WATSON ROAD, WORKSOP,
NOTTINGHAMSHIRE, S80 2BE****Purpose of the Report**

1. To seek approval of the Finance & Property Committee to the grant of a short term lease of 34 Watson Road, Worksop to the Developer of the new Worksop Bus Station, as set out in the exempt appendix.

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 appendix.
3. Numbers 32 & 34 Watson Road were purchased by the Authority in 2013 as part of the site assembly for the new Worksop Bus Station.
4. The Bus Station development will include the demolition of number 32 Watson Road, whilst number 34 will remain in situ and become surplus to requirements once the Bus Station is fully open in 2015.
5. Rather than import site cabins and associated accommodation to the construction site it is considered that the letting of 34 Watson Road to the Developer for use as the site office will reduce the overall build contract costs.
6. To avoid delays to the start of the build contract and as a result of the Committee summer recess, a temporary short term letting has been granted by way of an Operational Decision. This has enabled the contractor to utilise the accommodation at the start of September 2014.
7. Approval is sought to regularise this occupation (Tenancy at Will) by way of a short-term lease for the duration of the Contract.

Other Options Considered

8. Keeping the building empty until completion of the Bus Station would involve continued security costs.

Reason/s for Recommendation/s

9. To reduce the overall build cost of the Bus Station by providing site accommodation and bringing the building into use.

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 approval is given to the grant of a short term lease of 34 Watson Road, Worksop to the Developer of the new Worksop Bus Station, as set out in the exempt appendix.

Jas Hundal

Service Director, Transport, Property and Environment

For any enquiries about this report please contact: Tim Slater 0115 977 2076

Constitutional Comments (CEH 19.08.14)

11. The recommendation falls within the remit of Finance and Property Committee by virtue of its terms of reference.

Financial Comments (TR 01.09.14)

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

Background Papers

13. None

Electoral Division(s) and Member(s) Affected

14. Ward(s): Worksop West
Member(s): Councillor Kevin Greaves