

27 April 2015**Agenda Item: 5a****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT****THE HALL, BRIDGFORD ROAD, WEST BRIDGFORD – PROPOSED NEW
LEASE****Purpose of the Report**

1. To seek approval to the terms of a proposed lease of part of The Hall, Bridgford Park, Bridgford Road, West Bridgford, on terms detailed 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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 annex.
3. The County Council previously occupied the whole of this property under lease from Rushcliffe Borough Council (RBC). It was previously occupied by a number of Council departments, but use declined over time, leaving only the Registrar's Service in occupation. The cost of maintaining the whole building was excessive, and use of the whole building did not meet the service requirements of the County Council. This situation was untenable and Notice was served and the Council's lease came to an end in early 2014.
4. Following the end of the lease, the Registrar's Service staff relocated to County Hall and wedding ceremonies are currently conducted out of Welbeck Banqueting Suite, where the County Council have secured a short term arrangement for shared use of the space. This was only ever regarded as an interim solution. The longer term plan was always for the Registrar's Service to return to part of The Hall once a substantial refurbishment of the building has been undertaken by the building owner, Rushcliffe Borough Council.
5. RBC is now close to finalising its plans for the refurbishment of The Hall. Their plans are at an advanced stage and subject only to an external funding application which should be resolved during the next few weeks. The building is a listed structure and the cost of refurbishment, including the introduction of Disability Discrimination Act compliance measures, is significant – see exempt appendix. Leasing part of the space back to the County Council forms part of RBC's business case in support of

its application for external funding. Once funding is finalised, RBC anticipate that the refurbishment of the building will take approximately 18-24 months, including time to secure necessary planning and listed buildings approvals.

6. The Registrar's Service will occupy approximately 314 sq m (3381 sq ft) of the ground floor of The Hall. This space will be used for Wedding Ceremonies, the registration of births and deaths and back of house office functions.
7. It is proposed that the County Council and RBC enter in to an Agreement for Lease, which will cover RBC's obligations to refurbish the building. The Agreement for Lease will contain an agreed form of lease for the part of the building which the County Council will enter in to following Practical Completion of the building refurbishment works. The Heads of Terms for that lease are detailed in the exempt appendix.

Other Options Considered

8. The alternative to taking space in part of any refurbished building would be to continue with the interim arrangements to occupy other premises, as detailed above. This is a valid approach, but use of (part of) The Hall is the optimal solution in terms of income generation for the Registrar's Service.

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.

Statutory and Policy Implications

10. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service 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 terms of the proposed lease of part of The Hall, Bridgford Road, West Bridgford, as detailed in the exempt appendix.

Jas Hundal
Service Director, Transport Property & Environment

For any enquiries about this report please contact: Ian Brearley 977 4840

Constitutional Comments (SOM 23/2/15)

11. This decision falls within the scope of decisions which may be approved by the Finance and Property Committee.

Financial Comments (TR 30/3/15)

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/SB/06225

SP: 2829

Properties affected: 06225 - The Hall