

NORTH LINCOLNSHIRE COUNCIL

**CHILDREN'S SERVICES
CABINET MEMBER**

MANBY ROAD – SURPLUS TO REQUIREMENTS

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To seek approval to declare the former office accommodation at Manby Road surplus to requirements.

2. BACKGROUND INFORMATION

- 2.1 Manby Road was used as office accommodation for a number of staff within Children and Young People's Services.
- 2.2 The staff have now vacated the premises and moved to alternative, existing accommodation to be co-located with the services they support as part of the rationalisation of office accommodation.

3. OPTIONS FOR CONSIDERATION

The options are as follows:-

- 3.1 Option 1. Declare the building as surplus to requirements.
- 3.2 Option 2. Retain the building and find an alternative use within Children and Young People's Services.

4. ANALYSIS OF OPTIONS

- 4.1 Option 1: Declare the building as surplus to requirements:
- 4.1.1 This will free up a building for which the holding service has no use and ensure an efficient use of resources.
- 4.1.2 Children and Young People's Services will be liable for all holding costs, but it is hoped these can be mitigated as soon as possible by alternative use (by another service area) or disposal of the site thus enabling efficiencies to be realised.

4.2 Option 2. Retain the building and find an alternative use within Children and Young People's Services.

4.2.1 There is no alternative use for the building within Children and Young People's Services and therefore the property would remain empty and may attract unwanted attention. The building condition is also likely to degenerate if left vacant for a period of time.

4.2.2 Children and Young People's Services will become liable for payment of full Business Rates when the period of empty rate relief expires in November 2008 and therefore efficiencies would not be fully realised.

4.2.3 Children and Young People's Services would remain liable for the revenue costs including payment of standing charges for the utility supplies to the building and therefore efficiencies would not be fully realised.

4.3 Option 1 is the preferred option.

5. **RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY,IT)**

5.1 Financial

The residual costs have been highlighted as an efficiency saving.

5.2 Staffing

None.

5.3 Property and IT

Option 1 releases the property. Asset Management and Culture will then explore the options for the property.

Option 2 retains the property as a liability for Children and Young People's Services

6. **OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 – CRIME AND DISORDER, RISK AND OTHER)**

6.1 Statutory

None.

6.2 Environmental

None.

6.3 Diversity

None.

6.4 Section 17 – Crime and Disorder

None

7. **OUTCOMES OF CONSULTATION**

7.1 This is part of the phased realignment and rationalisation of accommodation in Children and Young People's Services.

8. **RECOMMENDATIONS**

8.1 That the Cabinet Member declares the Manby Road accommodation as surplus to the requirements of the service.

8.2 That the Service Director for Asset Management and Culture will then explore the options for the building and negotiate the sale of the property if appropriate.

8.3 The future use and the terms to be reported to the Corporate Service Cabinet Member for approval through the Transaction Schedule.

SERVICE DIRECTOR CHILDREN, STRATEGY AND PARTNERSHIPS

Hewson House
Station Road
BRIGG
North Lincolnshire
DN20 8XJ
Author: Sandra Burniston
Date: 09 October 2008