

Bath & North East Somerset Council

MEETING/ DECISION MAKER:	Cllr Paul Roper, Cabinet Member for Economic and Cultural Sustainable Development	
MEETING/ DECISION DATE:	On or after 13th January 2024	EXECUTIVE FORWARD PLAN REFERENCE:
		E 3503
TITLE:	Radstock Children's Centre – Lease Proposal to Youth Connect South West	
WARD:	Radstock	
AN OPEN PUBLIC ITEM		
List of attachments to this report: Appendix 1 – Location Plan Appendix 2 – Comments from the Head of Inclusion Service Appendix 3 – Equality Impact Assessment		

1 THE ISSUE

- 1.1 Radstock Children's Centre (also known as Greystones) was vacated 2022 when Children's Services moved to part of the new purpose-built Hope House. It was anticipated that as soon as the Children's Centre was vacated the building would be sold and the capital receipt used to part fund Hope House. Funds would also assist the capital receipt target to support the current Capital Programme and reduce borrowing.
- 1.2 The Children's Centre suits the requirements of Youth Connect South West (YCSW), who have requested to lease the building from the Council to continue with and expand services which they provide in the Radstock area.
- 1.3 If the property is leased to YCSW, a potential capital receipt from its disposal will not be available to fund the capital programme. The expected £250k capital receipt from disposal of this asset is currently included in the funding for the capital programme item: Radstock Healthy Living Centre, however this scheme is expected to complete at less cost than anticipated so the £250k can be removed from the capital programme.

2 RECOMMENDATION

The Cabinet Member is asked to;

- 2.1 Delegate approval to the Head of Corporate Estate to agree a lease of the Radstock Children's Centre to Youth Connect South West.**
- 2.2 Approve the removal of £250k from the approved capital budget for the Radstock Healthy Living Centre and funded by capital receipt.**

3 THE REPORT

- 3.1 Radstock Children's Centre was largely vacated in July 2022 when Children's Services and the HCRG Care Group moved to part of the new purpose-built Hope House. YCSW, who leased one room in the building, then took a licence of the whole building so they could continue to deliver services.
- 3.2 The Head of Corporate Estate was requested to establish if it is possible for the building to be retained for the short term. This will enable YCSW to continue to provide their services to the local community alongside other current users of the building such as Bright Start.
- 3.3 The Head of Corporate Estate has negotiated terms with YCSW to establish whether it is financially viable for them to remain in the building so they can continue providing services.
- 3.4 Part of this due diligence was to seek further advice from the Head of Inclusion Service to establish what services they provide and to understand the need for this service in the future including the equalities impact. See Appendix 1 for details provided by the Head of Inclusion Service.
- 3.5 A condition of the grant of lease will be that they will covenant to manage the space requirement for other aligned services and operate a licencing system for these users, such as Bright Start.
- 3.6 The building is also located in an area which is currently subject to a regeneration proposal. By retaining ownership of the building this gives the Council more flexibility over the future regeneration proposals.

4 STATUTORY CONSIDERATIONS

- 4.1 Many services provided from this building are important for the local community, with other suitable premises not readily available within the vicinity.

5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 5.1 In addition to internal resources, a one-off revenue sum of approximately £4,000 would be required to negotiate and draft a new lease and will be found within existing corporate estate budgets.
- 5.2 The current forecast of Hope House construction costs indicates an underspend, sufficient to be able to absorb the loss of capital receipt of £250k assumed in the project funding model. This project is included in the capital programme as Radstock Healthy Living Centre. As a result of this decision the approved capital budget for Radstock Healthy Living Centre will be reduced by

£250k and funding of the capital programme by capital receipts will reduce by £250k.

5.3 The level of rent deemed affordable in current negotiations would provide an annual sum to fund equivalent sum of borrowing at current interest rates to compensate for loss of the sum capital receipts target.

5.4 The value of the asset on the Council's balance sheet is more than the capital receipts target. An option to not dispose of the property therefore has an opportunity cost of the loss capital receipt which could help to fund savings targets toward maintaining council services. However, without developing an alternative location for YCSW this will lead to unplanned service and cost changes in the short term.

6 RISK MANAGEMENT

6.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision-making risk management guidance.

7 EQUALITIES

7.1 If YCSW continue to provide their services from this building there will be continued inclusivity for those requiring additional education, training, support and advice to enhance their lives.

8 CLIMATE CHANGE

8.1 The non-sale of the property does not assist with achieving carbon neutrality.

9 OTHER OPTIONS CONSIDERED

9.1 The alternative option is to dispose of the property on the open market is only available in the long term after service impacts are accessed.

10 CONSULTATION

10.1 S151 Officer

Monitoring Officer

Cabinet Member for Economic and Cultural Sustainable Development

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Background papers	Single Member Decision E3012
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