

Single Member Cabinet Decision

Executive Forward Plan Reference	E3503
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Radstock Children’s Centre – Lease Proposal to Youth Connect South West

Decision maker/s	Cllr Roper, Cabinet Member for Economic and Cultural Sustainable Development
The Issue	The Radstock Children’s Centre is currently let to Youth Connect South West. It was previously proposed that the building be sold to fund Hope House Children’s Centre. However, that project was completed without the need for the sale proceeds. Youth Connect South West have expressed an interest in leasing the building on a longer term so they can continue to deliver their services. The building is also part of the proposed regeneration area and so retention is preferable to retain flexibility over future development proposals.
Decision Date	22nd January 2024
The decision	<p>The Cabinet Member agrees that</p> <p>Approval is delegated to the Head of Corporate Estate to agree a lease of the Radstock Children’s Centre to YCSW.</p> <p>Approval for the removal of £250k from the approved capital budget for the Radstock Healthy Living Centre and funded by capital receipt.</p>
Rationale for decision	<p>Funds are no longer required to cover the costs of Hope House. YCSW can continue to provide their youth services.</p> <p>The property is retained as it forms part of the Radstock Regeneration area.</p>
Financial and budget implications	<p>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.</p> <p>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.</p> <p>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.</p>

Issues considered	Social Inclusion; Customer Focus; Sustainability; Property; Young People; Equality (age, race, disability, religion/belief, gender, sexual orientation); Corporate
Consultation undertaken	Section 151 Finance Officer; Monitoring Officer
How consultation was carried out	Briefing notes and report shared.
Other options considered	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.
Declaration of interest by Cabinet Member(s) for decision:	None
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	None

Name and Signature of Decision Maker/s	Cllr Paul Roper Cabinet Member for Economic and Cultural Sustainable Development
Date of Signature	22 nd January 2024

Subject to Call-in until 5 Working days have elapsed following publication of the decision