

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3573
Author:	Deborah Millar
Department:	Development and Growth
Contact:	Deborah Millar (Job Title: Property Business Partner, Email: deborah.millar@nottinghamcity.gov.uk, Phone: 01158764897)
Subject:	Children and Family Contact Centres
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	<p>Delegate authority to the Director of Property and Assets to enter into a contract with Nottingham Trent University (the 'University') to supply refurbishment works to Garden Street Contact Centre in consideration for the transfer to the University of Larkdale Contact Centre.</p> <p>To grant dispensation from Contract Procedure Rule 5.1.2 in accordance with Financial Regulation 3.29 in order to enter into the above contract with the University.</p>
Reasons for the Decision(s)	<p>It is proposed that Nottingham City Council enter into a contract with Nottingham Trent University whereby they deliver refurbishment of Garden Street Family Contact Centre in return for Larkdale Family Contact Centre and the adjacent garden.</p> <p>There are currently two family contact centres in the City, Garden Street and Larkdale on North Sherwood Street, a previous options appraisal identified that it would be possible to dispose of Larkdale and be able to re- provide the required number of rooms at the Garden Street site.</p> <p>An independent valuation for Larkdale was undertaken and oversight from NCC Design Services will ensure that the works at Garden Street will be at least to this value.</p>

Other Options Considered:

Option 1.
Do Nothing
 The option to do nothing has been rejected for the following reasons -
 The service has relinquished the Garden Street revenue budget for savings and is thus unable to afford to continue to run two centres
 Garden Street is in a very poor state of repair with two rooms being closed for use for Health and Safety reasons. To bring the building up to standard would require considerable expenditure. To do nothing would eventually mean that only a small part of the building could be utilised safely which would not meet the needs of the service.

Option 2
 Sell Larkdale on the open market and make a case for the Capital receipt to fund the required works at Garden Street
 Selling Larkdale on the open market and using the estimated capital receipt there would be a shortfall in the budget required for NCC to complete the refurbishment works. There is no opportunity for prudential borrowing for the service as the revenue budget for the running cost of Garden Street was given up as savings in 2011 hence this option was rejected.

Background Papers:

None

Published Works:

None

Affected Wards:

Radford

Colleague / Councillor Interests:

N/A

Any Information Exempt from publication:

Yes

Dispensation from Financial Regulations:

Yes

Exempt Information:

Information relating to the value of the Larkdale and the value of the works at Garden Street

Description of what is exempt:

An appendix (or appendices) to this decision is exempt from publication under the following paragraph(s) of Schedule 12A of the Local Government Act 1972

3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it is commercially sensitive and could compromise the Council's negotiating position in future property transactions.

Documents exempt from publication:

190524Outline Business Case Contact Centre Rationalisation.doc, Finance Comments - Garden St Larkdale - SFB 2019 06 14 FINAL.docx

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no expected crime and disorder implications from this decision

Equality:

EIA not required. Reasons: Although there is a reduction in the number of venues available access to the overall capacity will not be reduced. Parents do not have a choice of venue but are allocated to one or the other according where there is capacity. The refurbished venue will provide a much improved environment for parents and children.

Social Value Considerations:

N/A

Any implications affecting IT:

Yes

Relates to Council Property Assets:

Yes

Relates to Building Services:

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

15/07/2019

Advice Sought:

Legal, Finance, Procurement, IT, Property, Building Services, Other: Helen Blackman(helen.blackman@nottinghamcity.gov.uk)

Legal Advice:

The City Council will enter into an agreement with the University for the University to carry out refurbishment works to the Garden Street Contact Centre. Upon completion of the works and the provision to the City Council of collateral warranties from the works contractor the City Council will transfer the Larkdale Contact Centre to the University. It is understood that the City Council has commissioned an independent valuation of the Larkdale Contact Centre to ensure it complies with its duty to obtain best consideration and the contract with the University will oblige the University to undertake refurbishment works to at least that value. Advice provided by Andrew James (Team Leader Contracts and Commercial) on 12/06/2019.

Finance Advice:

This advice is exempt from publication and is contained within an exempt appendix Advice provided by Sarah Baker (Commercial Business Partner - Projects) on 14/06/2019.

Property Advice:

This proposal moves forward the rationalisation of the two contact centres which has hitherto been difficult to achieve. The project will provide a much improved centre benefiting Children, Parents and Carers and staff.

The contract with Nottingham Trent University(NTU) will ensure that NCC is protected in terms of warranties for the work undertaken at Garden Street and that the NCC specification is fully met before Larkdale is transferred to NTU . Oversight by NCC design services will ensure that the value of the works equals or exceeds the value of Larkdale and that the NCC specification is met or exceeded.

Advice provided by Kevin Shutter as Property Adviser (Director of Strategic Assets & Property) on 29/05/2019.

Procurement Advice:

As the value of the scheme is below the OJEU threshold for works, a dispensation to make a direct contract award to Nottingham Trent University is in accordance with Finance & Contract Procedure Rules. Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 13/06/2019.

Other Advice:

Children's Services fully support this approach to refurbish Garden Street contact centre and dispose of the Larkdale Contact Centre

Advice provided by Helen Blackman (Director of Childrens Integrated Services) on 14/06/2019.

IT Advice:

The IT Service supports the proposals contained in this delegated decision.

The developments identified as required in this delegated decision will require a range of IT works. This will include developing and decommissioning IT facilities at sites as well as supporting the movement of colleagues to and from office accommodation as they are relocated.

The IT Service will engage with colleagues in Development & Growth and other services to provide more detailed costs for planning changes and to manage the IT elements of moves and changes.

Advice provided by Paul J. Burrows (IT Change, Projects & Strategy Manager) on 13/06/2019.

Building Services Advice:

**Building Services is supportive of the project and is actively supporting Startegic Property in achieving its outcome. David King 13-6-19.
Advice provided by David Nigel King (Head of FM and Building Services) on 13/06/2019.**

Signatures

David Mellen (Leader/ PH Regeneration, Safety and Communications)
SIGNED and Dated: 09/07/2019
Chris Henning (Corporate Director for Development and Growth)
SIGNED and Dated: 08/07/2019
Laura Pattman (Strategic Director of Finance) - Dispensation from Financial Regulations
SIGNED and Dated: 08/07/2019
Chief Finance Officer's Comments: