

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3720
Author:	Deborah Millar
Department:	Development and Growth
Contact:	Deborah Millar (Job Title: Property Business Partner, Email: deborah.millar@nottinghamcity.gov.uk, Phone: 01158764897)
Subject:	Lease of Glenbrook Management Centre to Archway Academy Trust
Total Value:	Exempt (Type: Revenue)
Decision Being Taken:	To authorise the lease of Glenbrook Management Centre to Archway Academy Trust
Reasons for the Decision(s)	<p>Glenbrook Management Centre has accommodated Children's Services and Education colleagues for a number of years, however it is no longer considered suitable for this purpose and has been identified in Service Asset Management Plans for disposal.</p> <p>Archway Academy Trust have been operating from part of the building for a year and now wish to take the whole building on a full repairing lease for five years initially.</p> <p>Archway will run their alternative provision from the site benefiting young people who would otherwise have been taught in Portacabins.</p> <p>The disposal of the site forms part of the business case for accommodation at Dragon Court which is leased in from Bridge Estate providing office accommodation for Inclusive Education, Education Welfare, Adult Social Care and the linked Citycare provision.</p>
Briefing notes documents:	Glenbrook Management Centre Internal.pdf, Glenbrook Management Centre Location Plan.pdf
Other Options Considered:	<p>Not to lease the site to Archway - this option was rejected as:</p> <ul style="list-style-type: none">· Archway have an identified need for additional space for their alternative provision, and this option, supported by Education Services, provides a site that is adjacent to their main school which is advantageous in terms of returning pupils to mainstream education.· The income and the revenue savings are included in the Dragon court business case as previously described.

Background Papers:

Published Works:

Affected Wards:

Bilborough

Colleague / Councillor Interests:

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Finance information - rental value and terms of the lease

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 may compromise the Councils position in future negotiations of this nature.

Documents exempt from publication:

Exempt Appendix Glenbrook Archway DDM180919.docx

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

The site suffers from antisocial behaviour and minor break ins which are expected to decrease with the presence of the school in the building.

Equality:

EIA not required. Reasons: There is no change to service delivery from this decision. An EIA may be required once a venue has been identified for the relocation of CAMHS

Relates to Council Property Assets:

Yes

Relates to Building Services:

Yes

Decision Type:

Officer

Executive Decision?

Yes

£50,000 or more:

Yes

Scheme of Delegation Reference Number or Other Source of Delegation:

237

Subject to Call In:

Yes

Call In Expiry date:

03/12/2019

Advice Sought:

Finance, Property, Building Services

Finance Advice:

The new lease to Archway Academy Trust at Glenbrook Management Centre will support the running costs at Dragon court where Inclusive Education and Education Welfare teams occupied. Advice provided by Mandy Bryce (Finance Analyst) on 02/10/2019.

Property Advice:

Granting a lease to Archway Academy Trust for Glenbrook Management centre on a full repairing and insuring basis removes a pressure on maintenance budgets and supports the business case for the relocation of teams to Dragon Court, which is a strategic property initiative. This decision is fully supported.

Advice provided by Jason Tyler, Business Partner, Strategic Assets and Property on 25/09/2019 Advice provided by Jason Tyler (Strategic Assets & Property Business Partner) on 20/11/2019.

Building Services Advice:

Granting a full repairing lease to Archway Academy Trust for Glenbrook Management Centre is fully supported. Advice provided by Trevor Bone (Property Maintenance Manager) on 18/11/2019.

Signatures:

Kevin Shutter (Director of Strategic Assets and Property)

SIGNED and Dated: 26/11/2019