

AGENDA MANAGEMENT SHEET

Name of Committee

The Cabinet

Date of Committee

6th April 2006

Report Title

Capital expenditure on new Youth & Community and Adult & Community Learning facilities in Stratford

Summary

Approval is sought for the use of a capital grant from the South Warwickshire Primary Care Trust to meet the needs of the Youth & Community and Adult & Community Learning Services in Stratford.

For further information please contact:

Peter Sutton
Head of the Adult & Community Learning Service
Tel: 01926 738574
petersutton@warwickshire.gov.uk

Peter Hatcher
Head of the Youth & Community Service
Tel: 01926 738570
peterhatcher@warwickshire.gov.uk

Would the recommended decision be contrary to the Budget and Policy Framework? [please identify relevant plan/budget provision]

No. Cabinet has delegated authority from full Council to add to the capital programme projects which cost less than £1.5 million where spending is financed from external grants, developer contributions or from revenue.

Background papers

None

CONSULTATION ALREADY UNDERTAKEN:-

Details to be specified

Other Committees

.....

Local Member(s)

Cllr Jill Dill-Russell – Stratford Avenue & New Town – “noted”

Other Elected Members

O&S Spokespersons for information:
Cllr Helen McCarthy – no comments to make
Cllr Richard Grant
Cllr Jill Dill-Russell

- Cabinet Member Cllr Colin Hayfield
- Other Cabinet Members consulted Cllr Alan Cockburn – *“approved for consideration”*
- Chief Executive
- Legal Jane Pollard / Richard Freeth – comments incorporated in the report
- Finance Charles Holden, Finance Service, Resources Directorate – comments incorporated in the report
Ian Dawson, Property Service, Resources Directorate – comments incorporated in the report
- Other Strategic Directors
- District Councils
- Health Authority
- Police
- Other Bodies/Individuals Coventry & Warwickshire Learning and Skills Council

FINAL DECISION **YES**

SUGGESTED NEXT STEPS: Details to be specified

- Further consideration by this Committee
- To Council
- To Cabinet
- To an O & S Committee
- To an Area Committee
- Further Consultation

The Cabinet – 6th April 2006

Capital expenditure on new Youth & Community and Adult & Community Learning facilities in Stratford

Joint Report of the Strategic Director for Children, Young People & Families, Strategic Director of Adult, Health & Community Services and Strategic Director of Resources

Recommendations:

- (1) That the capital projects identified in paragraphs 4 and 5 of this report be added to the 2006/07 capital programme at an estimated total cost of £106,000, to be funded from the grant receivable from the South Warwickshire Primary Care Trust.
- (2) That the balance of the grant be available for corporate capital resources.

1. On 18th December 2001 Council agreed that in future the Cabinet can approve projects for addition to the capital programme provided that they cost less than £1.5 million and are fully funded from external grants, developer contributions or from revenue. This report deals with two projects costing an additional £106,000, which need to be added to the 2006/07 capital programme.
2. The Stratford Youth & Community and Adult & Community Learning Services are currently based in the Community Health Offices at Alcester Road, Stratford. The office block is owned by the South Warwickshire Primary Care Trust (SWPCT) and the County Council area within the building is held under “Minor User Rights” meaning that we do not pay any rent for the space, but the SWPCT recovers from WCC the appropriate proportion of running costs such as heating, maintenance, etc. The SWPCT has agreed to sell the entire building for redevelopment and will make a payment (capital grant) to the County Council of £107,500 to buy out our “Minor User Rights”. The figure of £107,500 was assessed by the District Valuer and has been agreed by both parties. The SWPCT must have vacant possession of the building during April 2006 so the Adult & Community Learning and Youth & Community Services must have relocated by the end of that month.
3. At its meeting on 8th December 2005 Cabinet approved the acquisition of a 10-year lease of Suite 1, Arden Court at a rent of £45,000 per annum for the

first five years (with a rent review after five years) and otherwise on terms acceptable to the Strategic Director of Resources and the Strategic Director of Policy & Governance, to accommodate the two services. The £45,000 rent is being funded from the revenue budget for the Children, Young People & Families and the Adult, Health & Community Services Directorates, as are the running costs of the new premises.

4. Approval is now sought for the necessary expenditure on refurbishment and preparation of the Arden Court offices for occupancy by the two services. It is estimated that the cost will be £81,000 broken down as follows:

| | |
|------------------------------|----------------|
| Building work | £35,000 |
| Furniture | £14,000 |
| ICT costs | £10,400 |
| Contingency for phone system | £12,000 |
| Miscellaneous costs | £3,350 |
| Removal costs | £1,250 |
| Fees and taxes | <u>£5,000</u> |
| Total | <u>£81,000</u> |

5. Approval is also sought for the expenditure of up to £25,000 of this capital grant on the creation of a teaching/meeting area in the Stratford Library to support the work of both the Adult & Community Learning Service and the Library Service. An area of the library, which is currently used for storage, has been identified which is suitable for this purpose and would make a significant difference to the ability of the service to offer learning opportunities in the centre of Stratford – where it has never before had any facility or opportunity to do so.
6. A dual-use facility would thus be created which would directly and immediately benefit both the Adult & Community Learning Service and the Library Service and would be available for use by other County Council services, including the Youth & Community Service, according to need.
7. Any balance from the £107,500 after the expenditure has been made would revert to County Council capital resources.

MARION DAVIS
Strategic Director for
Children, Young People
& Families

GRAEME BETTS
Strategic Director of Adult,
Health & Community
Services

DAVID CLARKE
Strategic Director of
Resources

22 Northgate Street
Warwick

23rd March 2006