

**Proposed Decision to be taken by the
Deputy Leader
on or after 20 March 2015**

North Warwickshire Local Centre

Recommendations

That the Deputy Leader:

- 1) Approves the addition to the Capital Programme of £654,262 to facilitate an upgrade to Modern & Flexible Working standards to the properties noted below, including fitting out and professional fees and statutory charges.
 - a. North Warwickshire Local Centre (within Council House, Atherstone)
 - b. The Arden Centre, 120 Long Street, Atherstone
- 2) Approves that the cost of the above works is met from the Rationalisation of Council's Property (PRP) Budget, within the Physical Assets Business Unit.

1.0 Background

- 1.1 Following a review carried out by Physical Assets and People Group, it was agreed to reconfigure current service delivery locations into local centres and reduce the overall number of properties held by the Council. The North Warwickshire Local Centre forms part of the countywide local centre programme, which has also now been delivered in Nuneaton, Bedworth and Stratford. In North Warwickshire, Atherstone was confirmed as the preferred location for the new local centre.
- 1.2 The North Warwickshire Borough Council (NWBC), Council House building, was selected as the main office location, bringing staff together from Arden Hill and Warwick House in Atherstone. The NWBC building was largely refurbished by NWBC, with the County Council funding some additional adaptations for our specific needs.
- 1.3 The NWBC building could not physically accommodate the requirement for the relocation of Children's (Safeguarding) Assessment Centre facilities. It was originally proposed to locate this within the Atherstone Centre which is a Council property not currently in use. Upon a more detailed assessment, concerns over the cost of the refurbishment and ongoing maintenance required Physical Assets to search for an alternative property. Under the delegated authority of the Head of Physical Assets, 120 Long Street, the former Job Centre – now named the Arden Centre, was acquired on a leasehold basis by the Council. This solution for the North Warwickshire Local Centre was approved by the Council officers Asset Strategy Board and the People Group North Accommodation Board. Copies of these are available on request as background papers.

1.4 Having decided which buildings are most appropriate for meeting the Council's needs, the remainder of this report seeks approval to add the cost of the adaptations to the capital programme.

2.0 Project Costs

2.1 The total capital requirement for fitting out the Local Centre at Council House, Atherstone is £239,409

2.2 The total capital requirement for fitting out and costs for the Arden Centre £384,853

2.3 The total capital cost of works is therefore £624,262, plus moving costs of £30,000 giving a total of £654,262

2.4 This work will be funded from the Physical Assets Business Unit revenue budget for the rationalisation of the Council's property and is expected to be completed by the end of March 2015.

3.0 Proposal

3.1 That the recommendations above are approved by the Deputy Leader.

4.0 Background Information

4.1 The background papers are:

- Options Analysis report agreed by the Asset Strategy Board and the People Group North Accommodation Board.
- Revised Option Assessment for the Assessment Centre to be located in the Arden Centre

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