

AGENDA MANAGEMENT SHEET

Name of Committee Warwick Area Committee

Date of Committee 13 November 2007

Report Title Review of County Council Land and Property – Kenilworth Area

Summary The Estates Group within Property is undertaking a series of reviews to cover all the property holdings of Warwickshire County Council. Liaison has taken place with each of Warwickshire County Council's property holding services, together with other public service landowners, to ensure that we optimise the use and efficiency of our collective property holdings. Kenilworth is the first area to be reviewed and this report sets out the findings in respect of Warwickshire County Council's properties and details the results of our discussions with partners.

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Would the recommended decision be contrary to the Budget and Policy Framework? No.

Background papers None

CONSULTATION ALREADY UNDERTAKEN:- Details to be specified

- Other Committees
- Local Member(s) Cllr Alan Cockburn attended the review meeting whilst Cllrs Shilton, Whitehouse and Doody were consultees.
- Other Elected Members Cllrs Booth, Atkinson and Haynes, Boad, Haywood, and Naylor for information
- Cabinet Member Cllr Alan Cockburn
- Chief Executive
- Legal Barry Jukes

- Finance Graham Shaw
- Other Chief Officers All property holding Chief Officers have been involved in the process, and the Strategic Directors of Adult Health and Community Services and Children and Young People and Families have been consulted on the report's findings.
- District Councils Warwick District Council have been involved in the review process
- Health Authority The PCT has been involved in the review process
- Police Warwickshire Police Authority have been involved in the review process
- Other Bodies/Individuals A member of the Kenilworth Town Council has been consulted together with the voluntary sector. The Assistant Head of Service, Capital and Projects (Children, Young People and Families) and the Projects Manager: Capital and Buildings (Adult Health and Community Services) have also been specifically consulted on the findings of the report.

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

Agenda No

Warwick Area Committee - 13 November 2007.

Review of County Council Land and Property - Kenilworth

Report of the Strategic Director of Resources

Recommendation

Members are requested to approve the findings of the review.

1 Introduction

- 1.1 Warwickshire County Council has begun a review of all of its property on an area by area basis. The Comprehensive Performance Assessment Use of Resources Category requires that 'the Council integrates the management of its asset base with others, for example, third sector and local public agencies to identify opportunities for shared use of property and to deliver seamless cross sector, cross-agency and community based services to users.'
- 1.2 Kenilworth was selected as the first area to trial the process being a mid-sized review area and due to the on-going discussions surrounding the proposed public service centre. A plan showing the position of the Warwickshire County Council portfolio is attached as **Appendix A**.
- 1.3 The purpose of the review is to explore the potential to:-
 - Optimise utilisation of assets in terms of service benefits and financial return
 - Identify property for additional service provision
 - Promote the shared use of assets with partners
 - Replace existing poorly performing assets with new purpose built, efficient, sustainable facilities
 - Improve customer access
 - Exploit the potential of e-government
 - Reduce overall operational costs
 - Release assets from their current use, either for an alternative use by the Council, for letting to obtain a rental income, and/or disposal to obtain capital receipts
 - Reduce maintenance backlog by disposing of assets in a poor state of repair, and possibly use some of the receipts to address maintenance issues with the retained assets.
 - Identify the potential for the transfer of an asset for community use.

2. The Process

- 2.1 A meeting was held in early September involving Warwickshire County Council service representatives and other significant public sector stakeholders with property interests in Kenilworth. This included Warwick District Council (WDC), Kenilworth Town Council (KTC), the Primary Care Trust (PCT), and Warwickshire Police Authority (WPA). A representative from the Voluntary Sector was also invited.
- 2.2 Each party was supplied with a schedule of Warwickshire County Council assets and external stakeholders were asked to supply data for their property. A plan identifying all the assets was used as a basis for discussion at the meeting. Warwickshire County Council service representatives were asked to review the latest suitability assessment for their property, and benchmark data on utility costs was also gathered.
- 2.3 Members were also sent this schedule and asked to comment on any properties within their area.
- 2.4 At the meeting each representative was asked to talk about their service, its future direction, their existing assets and requirements. This proved to be a lively and fruitful exchange of information and identified a few potential opportunities to explore further.
- 2.5 Following the meeting minutes were prepared and circulated for approval to the attendees. This additional report has been prepared to comment on each Warwickshire County Council property within the review area. Kenilworth local members have been consulted on its contents and have been given the opportunity to comment and discuss the findings prior to its formal presentation to this Committee.

3. The Properties

As a result of this review, each property has been categorised as follows:-

A – There is a clear potential for sharing space or disposal. Agree actions to pursue

B - There may be some potential for rationalisation but not in the short term. This property needs regular review

C - There is no obvious potential for change but there are certain issues to pursue in respect of running costs energy efficiency, or improving suitability. Agree actions.

D - No action is required.

The findings of the review are presented in **Appendix B**.

4. Conclusion

4.1 The Property Review for Kenilworth has been a beneficial exercise for both Warwickshire County Council and other stakeholders. The stakeholders meeting resulted in open and frank discussions about property issues and the stakeholders are keen to develop the property discussions and to re-establish a county-wide Property Officers Group. This should provide an opportunity to continue to monitor issues raised on properties within each area.

4.2 Kenilworth is a relatively small review area and as such it did not produce many opportunities for reviewing particular assets. However, the following opportunities have been identified:-

- St John's Primary School, Mortimer Road – potential to share space
- Newlands, White Row)
- Social Service Sub-Office, 39-45 Warwick Road) further
- 33-34 Deerpark Business Centre – Stareton) review
- Kenilworth Fire Station) required
- Kenilworth Public Service Centre)

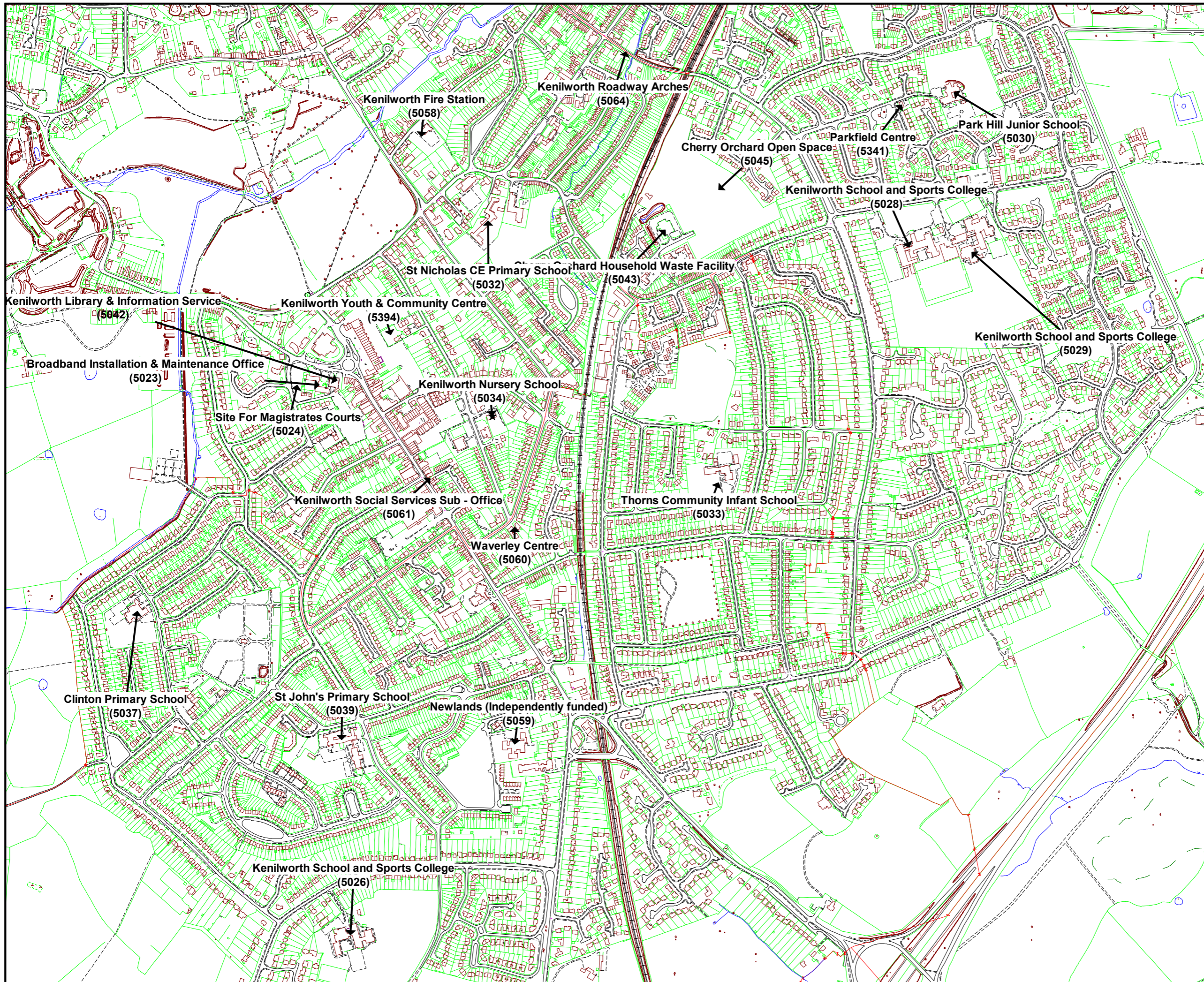
Members will be kept informed once further progress has been made.

4.3 The next review will be of the Southam area which will be reported to the Stratford on Avon Area Committee. A timetable for the remaining review process is currently being agreed. It is proposed that the County be divided into 15 areas; each review taking approximately 3 months, but an overlap at either end of each review should enable the whole process to be completed by Spring 2010.

.DAVID CLARKE
Resources

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Warwick

26 September 2007



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Warwickshire County Council, 100019520, 2007



RESOURCES DIRECTORATE - PROPERTY
SHIRE HALL WARWICK CV34 4RP

Title:
Kenilworth
WCC Properties
Appendix A

Scale: 1:8000

Grid Ref: 429284,271514

Operator: MDRU

Date: 29/10/2007

Kenilworth Area – Properties

A – There is a clear potential for sharing space or disposal. Agree actions to pursue

B - There may be some potential for rationalisation but not in the short terms. This property needs regular review

C - There is no obvious potential for change but there are certain issues to pursue in respect of running costs energy efficiency, or improving suitability. Agree actions.

D - No action is required.

	Property	Comments
3.1	Kenilworth Nursery School, Bertie Road. Freehold	<ul style="list-style-type: none"> • The utility costs for this property are substantially lower than the benchmark data. • Proposals for a Children’s Centre on this site are now proceeding following some initial delays caused by access difficulties. Construction is likely to start by January 2008. • There is no spare capacity at the property. <p>D - No action</p>
3.2	Social Service Sub-Office, 39-45 Warwick Road (ground and first floor office premises). Leasehold	<ul style="list-style-type: none"> • Offices had a poor suitability survey as public access previously required. This survey is being reviewed. • This is a leasehold property which gives greater flexibility of tenure. • Offices could be re-located to the Public Service Centre if this progresses. • Possibility of revenue savings should the offices be re-located <p>B – Keep under review</p>

	Property	Comments
3.3	33-34 Deerpark Business Centre – Stareton Leasehold	<ul style="list-style-type: none"> • This is a leasehold property giving greater flexibility of tenure. • The property is being used to provide decanting space. • It was noted that the service charge associated with these premises is quite high. • Again, these offices may be suitable for re-locating into the Public Service Centre should it proceed. • Possibility of revenue savings should the offices be re-located. <p>B – Keep under review</p>
3.4	Priors Field Primary School, Clinton Lane Park Hill Junior School, Parkfield Drive Thorns Community Infant School, Blackthorn Road Clinton Primary School, Caesar Road St Augustine’s Catholic Primary School, Hollis Lane Kenilworth Sports and Social College Castle Hall (6th form) Kenilworth Sports and Social College, Upper School (Priory) Kenilworth Sports and Social College, Lower School Burton Green Church of England Primary School Leek Wootton All Saints Church of England Community Primary School Freehold	<ul style="list-style-type: none"> • These schools have approximately 8% of free space which is the norm. • Utility costs have been compared with the benchmark average and all are lower, some substantially. <p>D - No action.</p>

	Property	Comments
3.5	St John's Primary School, Mortimer Road. Freehold	<ul style="list-style-type: none"> • This school is the exception to the above as it is approximately one third under used and a number of rooms could be freed up for other uses. • Other stakeholders could consider this as it may be convenient for other uses such as storage which do not have great implications for school security. • Utility costs compare favourably with the benchmark average data. <p>A – Potential to share space – pursue further</p>
3.6	Newlands, Whites Row Freehold	<ul style="list-style-type: none"> • This property is being reviewed as part of the care home review <p>B – Keep under review</p>
3.7	Fire Station Freehold	<ul style="list-style-type: none"> • This property has a good rating in terms of its suitability study. • The utility costs are substantially lower than the average benchmark data. • The Fire Service is currently under its own review and this property will be monitored as part of that review. • There is an area of land adjacent to the site which formerly accommodated the Young Fire Fighters Club. This has now been demolished. If this Fire Station is retained a part disposal of this area of land could be considered but its use must not impede on the use of the Fire Station premises in any way. <p>B – Keep under review</p>

	Property	Comments
3.8	Waverley Centre, 65 Waverley Road Freehold	<ul style="list-style-type: none"> • CVS operate this care facility under a service level agreement. • It has a satisfactory suitability survey rating. • The first floor is used for office premises D – No action.
3.9	Evergreen Day Centre Freehold	<ul style="list-style-type: none"> • This is a converted bungalow used as a day centre approximately 4 days a week • The service representative believes it is a very suitable location for the service it provides. D – No action.
3.10	Youth and Community Centre. Freehold	<ul style="list-style-type: none"> • New building has replaced the former centre as part of the Waitrose development. • The building complies with all current legislation and will therefore be DDA compliant and should be energy efficient. D – No action.

	Property	Comments
3.11	Library, Broadband Installation and Maintenance Office and Site for Magistrates' Court Freehold	<ul style="list-style-type: none"> • The Library has recently undergone refurbishment and provides suitably sized public accommodation on the ground floor. • There are various offices on the lower ground floor which are poorly arranged for the service. • The utility costs are low compared against the national average benchmark • Next to the library premises there is a police station, which is now too large for its purpose, a PCT office building and a small Warwickshire County Council IT base. Beyond these buildings there is a site which was originally acquired for a Magistrates Court but is no longer required for this use. • This entire site is being reviewed with the neighbouring landowners. • A consultant is currently undertaking a feasibility study to address the issues of risk, costs and delivery strategy. • In addition to the existing users it could accommodate the Talisman Theatre, the Town Council, a café and some commercial uses to provide a revenue income. There will be a separate report to members on this matter in due course. <p>B – Keep under review</p>
3.12	Cherry Orchard Household Waste Facility Freehold	<ul style="list-style-type: none"> • No matters were raised in respect of this property. <p>D - No action</p>
3.13	Long Meadow Barn Farm Freehold	<ul style="list-style-type: none"> • No matters were raised in respect of this property. <p>D – No action</p>

	Property	Comments
3.14	Kenilworth Roadway Arches Freehold	<ul style="list-style-type: none">Some of these arches are let on short term leases for storage, however some are damp and have restricted headroom and are therefore unlettable. D – no action