



Executive Director/Director Non-Key Executive Decision Report

Author/Lead Officer of Report: Patricia Slater,
Lead Service Manager Capital and Business
Planning

Tel: 2735779

Report to: Jayne Ludlam, Executive Director, People's Services

Date of Decision: October 2018

Subject: 145 Crookesmoor Road Surplus Site Declaration

Which Cabinet Member Portfolio does this relate to? Education & Skills

Which Scrutiny and Policy Development Committee does this relate to? Children, Young People and Family Support

Has an Equality Impact Assessment (EIA) been undertaken? Yes No

If YES, what EIA reference number has it been given? *(Insert reference number)*

Does the report contain confidential or exempt information? Yes No

If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-

*"The (**report/appendix**) is not for publication because it contains exempt information under Paragraph (**insert relevant paragraph number**) of Schedule 12A of the Local Government Act 1972 (as amended)."*

Purpose of Report:

The report seeks agreement for the Crookesmoor site to be declares surplus as it is no longer required by the portfolio for the purpose for which it is held or the delivery of any other services.

Recommendations:

That the vacant building and site at 145 Crookesmoor Road be declared surplus to the requirements of the People portfolio.

Background Papers:

(Insert details of any background papers used in the compilation of the report.)

See attached site plan and boundary.

Lead Officer to complete:-	
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.
	Finance: Paul Schofield
	Legal: Andrea Simpson
	Equalities: N/A
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>	
2	Lead Officer Name: <i>(Insert name)</i>
	Job Title: <i>(Insert job title)</i>
Date: <i>(Insert date)</i>	

1. PROPOSAL

- 1.1 The report seeks agreement for the site at 145 Crookesmoor Road to be declared surplus by the People Portfolio as it is not required for the education function for which it is held or for the delivery of any other services.
- 1.2 The building was originally a school which closed in 1994 due to the schools reorganisation plan. Pupil places were reallocated to Netherthorpe and Walkley schools. In 1996 the building was opened as a youth facility to replace Upperthorpe Youth Club and Burgoyne Road Youth Club. In 1998/99 youth funding reduced and the youth facility was combined to form a Youth/Training facility run by the Lifelong Learning Skills and Communities service and as an office base for their staff. These staff have been relocated to Moorfoot as part of an overall service restructure to better align services and ensure closer working with existing teams.
- 1.3 The building is of an age that means it requires a level of capital investment in order to address a number of building condition issues. It is estimated that approximately £1m off capital investment is required. There was only a small budget allowance for repairs and maintenance within the general budget. However, this was not sufficient to cover larger building condition and capital investment that is required to maintain this building. There is no contingency within this budget or other service budgets to cover any large scale repairs and maintenance.
- 1.4 There is one community group that leases space within the building on a 12 month rolling contract. This group has been served notice and SCC will assist them in finding alternative, affordable accommodation.

2. HOW DOES THIS DECISION CONTRIBUTE?

- 2.1 The decision will enable the disposal of the building to meet corporate priorities. This will support the efficient use of resources in line with the corporate approach to managing SCC assets.

3. HAS THERE BEEN ANY CONSULTATION?

- 3.1 The building is vacant and is not required for office accommodation and there are no additional portfolio requirements for this site.
- 3.2 Communication with staff involved was carried out as part of the office relocation engagement process.

4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality of Opportunity Implications

4.1.1 No implications identified.

4.2 Financial and Commercial Implications

4.2.1 The decision to declare this site surplus will require the Council to incur vacant property management costs including providing enhanced security. Set against this will be some savings on day-to-day running costs e.g. cleaning. Paragraph 1.3 above notes that, in the long run, declaring the building surplus and moving staff into existing office accommodation will avoid capital investment expenditure and generate operating cost savings with the potential of a capital receipt too.

4.3 Legal Implications

4.3.1 There are no legal implications from the portfolio decision to declare this site surplus. The decision will enable the site to be disposed of in accordance with the Council's Disposal Framework Policy and the Leader's Scheme of Delegation. The legal implications of the disposal will be considered at that time.

4.4 Other Implications

4.4.1 No other implications identified.

5. ALTERNATIVE OPTIONS CONSIDERED

5.1 The vacant site is no longer required for office accommodation and there are no other service requirements for this site.

6. REASONS FOR RECOMMENDATIONS

6.1 The vacant site is not required for the education function for which it is held and the People Portfolio does not need it for the delivery of any other services.