

Urgent Business Procedure

Lease of accommodation within Morecambe Town Hall to Lancashire County Council

PURPOSE OF REPORT					
To report to Cabinet on the principle of letting accommodation to Lancashire County Council within Morecambe Town Hall.					
Key Decision		Non-Key Decision	X	Referral from Cabinet Member	
This report is public					

1. RECOMMENDATIONS OF OFFICER

To agree to the principle of letting accommodation within Morecambe Town Hall to the County Council and that the details of terms and conditions be delegated to the Head of Property Services as set out in the Constitution.

2. Introduction

As Members may be aware the Local Highways Partnership between the County and City Council's will terminate with effect from the 30th of June 2006. Approximately 16 City Council staff will transfer to the County Council under TUPE as part of the process. The County Council has identified alternative accommodation for the staff at their depots at Hampson Green and Caton. The depot at Caton needs to be extended to accommodate the additional staff. The work to extend the property is subject to a planning permission and it has become clear to the County Council that they will not meet the 1st of July deadline to have the accommodation available for the staff involved in the transfer.

3. Proposal Details

As a result of the accommodation issue outlined above, a formal approach has been made to the City council to ascertain whether they would agree to the principle of the TUPE staff remaining in their existing accommodation in Morecambe Town Hall for approximately three months until their new offices in Caton are readied. Negotiations have begun between the respective Property Services of the City and County Council's and it is anticipated that a satisfactory agreement will be reached soon.

4. Details of Consultation

There has been no consultation on this matter other than the discussions between the two Councils.

5. Options and Options Analysis (including risk assessment)

- a. To agree to the principle of letting accommodation within Morecambe Town Hall to the County Council and delegate terms and conditions to the Head of Property Services to agree. This will help the County Council with their immediate accommodation issues and result in an income for the City Council. The City Council has previously let accommodation within its building to a third party; Capita had a lease for accommodation within Palatine Hall, following the transfer of the City Council's Architect's Department
- b. Not agree the principle. This would cause the County Council immediate problems trying to find accommodation for the staff concerned and would be against the spirit of co-operation which exists between the City and County Council.

6. Officer Preferred Option and Comments

Option (a) is preferred for the reasons outlined above. Negotiations are on-going with the County Council to agree terms and conditions for a licence for their proposed occupation of the Engineering accommodation within Morecambe Town Hall.

7. Conclusion

That the principle of letting accommodation to the County Council within Morecambe Town Hall be agreed.

RELATIONSHIP TO POLICY FRAMEWORK

There is no specific relationship to the policy framework.

**CONCLUSION OF IMPACT ASSESSMENT
(including Diversity, Human Rights, Community Safety, Sustainability etc)**

This report raises no implications.

FINANCIAL IMPLICATIONS

This transaction will generate an opportunity rental income for the City Council. At this stage of the negotiations the exact value of the lease is still to be agreed.

SECTION 151 OFFICER'S COMMENTS

The S151 Officer has been consulted and has no further comments.

LEGAL IMPLICATIONS

Legal Services will prepare the necessary licence agreement in due course.

MONITORING OFFICER'S COMMENTS

The Monitoring Officer has been consulted and has no further comment.

BACKGROUND PAPERS

Property Services files M3420

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