

COMMUNITY CENTRE PREMISES, NEWMARKET ROAD, CAMBRIDGE

To: **General Purposes Committee**

Meeting Date: **19th May 2015**

From: **Director of Finance**

Electoral division(s): **Abbey**

Forward Plan ref: **N/A** *Key Decision:* **No**

Purpose: **For General Purposes Committee to authorise a concessionary property arrangement.**

Recommendation: **General Purposes Committee is recommended to authorise the grant of a Tenancy at Will for less than best consideration, and for detailed terms to be agreed by the Director of Finance, in consultation with the Chairman of General Purposes Committee.**

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1. BACKGROUND

- 1.1 This report relates solely to a single short term property arrangement required to protect the Council's legal position in respect of the Community Centre premises at Newmarket Road in Cambridge.
- 1.2 East Barnwell Community Association (EBCA) have occupied the premises on Newmarket Road since June 2001 on concessionary terms.
- 1.3 The site includes the See Saw pre-school that sub-lets from EBCA, and also a Multi Use Games Area that is managed by EBCA.
- 1.4 The Market Rental Value of the property has been estimated to exceed £20,000 per annum.
- 1.5 Proposals to redevelop the site are under consideration and interim arrangements are required to facilitate continued occupation.

2. MAIN ISSUES

- 2.1 Notice was served on EBCA to formally terminate their existing tenancy with effect from 12th June 2015 so that a new form of tenancy could be granted which would ensure that the Council can obtain possession in order to re-develop the site in accordance with proposals previously approved by the Effective Property Asset Management (EPAM) Board.
- 2.2 The EPAM re-development is not scheduled to take place until late 2015, with legal arrangements and design yet to be finalised.
- 2.3 EBCA and See Saw pre-school plan to merge and form a Charitable Incorporated Organisation from 12th June 2015, and a concessionary interim tenancy will enable the new organisation to continue occupying the property until possession is required for redevelopment.
- 2.4 General Purposes Committee's (GPC) authority to proceed is required because the annual rental value of the site exceeds the threshold for delegation to officers of decisions at less than best consideration
- 2.5 It is expected that subsequent authority will be required to grant a long-term concessionary arrangement to a future Charitable Incorporated Organisation or similar, as part of the future governance arrangements which are currently being discussed with all stakeholders, and a further detailed report will be brought to GPC at that point.

3. ALIGNMENT WITH CORPORATE PRIORITIES

3.1 Developing the local economy for the benefit of all

There are no significant implications within this priority.

3.2 Helping people live healthy and independent lives

There are no significant implications within this priority.

3.3 Supporting and protecting vulnerable people

There are no significant implications within this priority.

4. SIGNIFICANT IMPLICATIONS

4.1 Resource Implications

Financial implications are addressed at para 1.3 above

4.2 Statutory, Risk and Legal Implications

Occupation of the site needs to be regularised to protect the Council's position following termination of the existing tenancy

4.3 Equality and Diversity Implications

There are no significant implications within this category.

4.4 Engagement and Consultation Implications

There are no significant implications within this category.

4.5 Localism and Local Member Involvement

The local Member, Councillor Whitehead has been advised of the purpose and content of this paper and has previously indicated her support for the wider project.

4.6 Public Health Implications

There are no significant implications within this category.

Source Documents	Location
None	Not Applicable