

REPORT



REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC PLANNING & DEVELOPMENT	CABINET	12 JULY 2006	14

PROPOSED LEASE OF DERBY ROAD OFFICES

The Chairman will be requested to indicate whether or not he accepts that the additional item should be considered by the Committee as a matter of urgency, in accordance with section 100 of the Local Government Act 1972 (as amended).

Public

This item is for consideration in the public part of the meeting.

Summary

The report presents for the agreement of the Cabinet the outcome of negotiations between officers and the Fylde PCT over their short-term use of the council's offices at Derby Road, Wesham.

Recommendation/s

That members agree to the lease of Derby Road offices to the Fylde PCT on the terms outlined in the report.

Cabinet Portfolio - Finance and efficiency, Councillor Paul Rigby

Report

Previous decisions

At its meeting on 22nd May 2006 Council resolved to endorse the view of the Cabinet on the principle of retaining the Town Hall as the council's primary office accommodation, which includes facilities for civic meetings.

Officers are currently working on the details of this including identification of possible sources of income to fund the project. As the resolution of council in effect no longer

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requires the back-office to be located on the Derby Road site your officers have been looking at the alternatives for the site.

Members will be aware that the Fylde PCT has advanced plans to redevelop Lytham Hospital which will require the temporary transfer of a number of staff whilst the works take place. The Fylde PCT has identified that the Wesham offices would be an ideal location. Accordingly discussions have taken place in liaison with the Portfolio Holder and your officers have provisionally agreed the following main heads of an agreement with the Fylde PCT:

Lease:	Full repairing lease (including all fixtures and fittings)
Term:	2½-3 years (contacted out of the security of tenure provisions of the Landlord and Tenant Act 1954.
Commencement	Occupation from approx. 1 st August 2006 with an agreed rent free period whilst the PCT undertakes repairs to the central heating system, internal redecoration and re-carpeting.
Consideration	TBC
Demise:	Council Offices Derby Road (no out buildings)
Insurance:	Fylde PCT to insure against all loss or damage by fire, flood, storm, explosion, riot, bursting water and impact by vehicles (index linked)
Rates & Utility Services:	Fylde PCT to be responsible for the payment of all outgoings, rates and taxes associated with the premises
Payment of costs	Fylde PCT to pay half the council's reasonable legal and surveyors costs.

The lease of the building will mean that meetings of the Development Control Committee will need to be held at other venues. Democratic Services staff are arranging this.

IMPLICATIONS

Finance	Level of rental income to be confirmed.
Legal	An agreement will be prepared and entered into with the Fylde PCT based on the main heads outlined in the report
Community Safety	No implications anticipated
Human Rights and Equalities	No implications anticipated
Sustainability	Leasing secures the short-term future of this asset.
Health & Safety and Risk Management	Risks will be defined as part of the lease agreement.

REPORT AUTHOR	TEL	DATE	DOC ID
Paul Walker	(01253) 658431	Date of report 11/7/06	

LIST OF BACKGROUND PAPERS

NAME OF DOCUMENT	DATE	WHERE AVAILABLE FOR INSPECTION
Document name		Council office or website address