

DERBYSHIRE COUNTY COUNCIL

CABINET MEMBER

20 July 2016

Report of the Strategic Director for Adult Care

CORBAR VIEW, 1-3 FOUNTAIN STREET, BUXTON

ADULT SOCIAL CARE

1. Purpose of the Report

To seek approval for Corbar View to be declared surplus to the operational requirements of Adult Care and the Corporate Landlord to be requested to consider the Council's future requirement for the property.

2. Information and Analysis

Corbar View, which is owned by the Council, has been used as office accommodation for Mental Health Services since 1986.

In April 2011 a restructuring in community-based mental health provision resulted in all Adult Care staff, who then worked within Derbyshire Mental Health Services Trust, coming back under the management of Derbyshire County Council.

Since that time Derbyshire Health Care Foundation Trust has had an annual lease for the building, which has been renewed since 2012. The building is used as an office base for Trust staff working in the community in the Buxton area.

The Trust pays all the outgoings for the property, but does not pay rent or carry out maintenance to the structure of the building. This arrangement is financially beneficial to the Trust, but makes poor use of Council resources. Adult Care is proposing to declare Corbar View surplus to the Department's requirements as it has no need for the premises.

The Trust is aware of the proposal to declare the property surplus to the requirements of Adult Care. The Trust is currently considering its accommodation requirements across the county as part of a reorganisation and rationalisation programme.

3. Financial Considerations

Whilst the Derbyshire Health Care Foundation Trust occupy the premises, the Trust will continue to pay the running costs for the building. Once the Trust ceases to occupy the premises, all running costs incurred until the sale of the property or until another department takes over the use of the property, will be the responsibility of Adult Care. It is not possible to give an accurate figure at this point in terms of the utility costs of maintaining an empty building and the security arrangements required.

Property Services do not have a current accurate market valuation of the premises. It is, however, likely to be in excess of £120,000.

4. Property Considerations

On the assumption that the property will be declared surplus to the operational requirements of Adult Care, the Corporate Landlord will assess the Council's strategic need for the property to meet the wider objectives of the Council.

The property, which is in the ownership of the Council, will either be retained to meet the service needs of another department or approval will be sought to declare the property surplus to requirements to the Council.

Should the property be deemed surplus to the requirements of the Council, a potential redevelopment opportunity and/or a capital receipt for the sale of the site and buildings will be realised.

Any premises or security costs etc incurred until the sale of the property or until another department takes over the use of the property will remain the responsibility of Adult Care.

5. Social Value Considerations

Consideration will be given by the Council's Property Services to the potential social value benefits when making the decision about the future use of, or disposal of, the property which may or may not include its sale and reinvestment of the proceeds of the sale.

6. Legal Considerations

The property is subject to a Licence dated 10 June 1994 between The County Council and the Community Health Care Service (North Derbyshire) NHS Trust. The term of the Licence is for a period of one year with effect from the 1 April 1986 and continuing thereafter until determined by either party giving to

the other. The notice which the Council will need to give to terminate the licence is not less than 12 calendar months.

7. Other Considerations

In preparing this report the relevance of the following factors has been considered: Human Rights, human resources, equality of opportunity, health, environmental, transport, and crime and disorder considerations.

8. Background Papers

None

9. Key Decision

No

10. Is it required that the Call-in period be waived in respect of the decisions being proposed within this report?

No

11. Officer's Recommendation

That Corbar View be declared surplus to the operational requirements of Adult Care and the Corporate Landlord be requested to consider the Council's future requirement for the property.

**Joy Hollister
Strategic Director – Adult Care
County Hall
MATLOCK**