

**PROPOSED RELOCATION OF BRAMHALL & CHEADLE
NEIGHBOURHOOD TEAMS FROM ASHLEIGH HOUSE TO GATLEY HILL
HOUSE**

Report of the Head of Estate & Asset Management

1. Introduction

- 1.0 This document recommends the relocation of the Bramhall/Cheadle Adult Social Care (ASC) teams to Gatley Hill House.

2. Background

- 2.1 The ASC teams have occupied Ashlea House on a rental basis for c. 20 years. The lease expired in August 2016 and the ASC team have been holding over ever since this date.
- 2.2 It is proposed that the ASC teams relocate to Gatley Hill House. The council owned property is a detached mid eighteenth century traditional brick build located on Church Road within the Gatley Conservation area. The property consists of a large basement, ground floor, first floor and attic rooms & has a 689m² footprint.
- 2.3 The basement was most recently used as a Youth centre but has been unoccupied for several years. Six of the main rooms & kitchens to the ground & first floor are available to hire and are used by a variety of community user groups who have keys for access. The remaining rooms to the first floor are used as general storage space.

3. Information

- 3.1 The drivers for exiting Ashlea House are:-
- In line with council strategy to rationalise the corporate estate and exit rented accommodation
 - The occupational costs are too expensive at ca £110k p.a.
 - Consolidating office space
 - Lease has expired
 - Not DDA compliant
 - Narrow Corridors
 - Landlord wants ASC team to commit to a long lease. There is a risk that the landlord could serve notice to quit on ASC team.
- 3.2 Justification for relocation to Gatley :-
- Building adaptable for service needs
 - Better Facilities
 - Shared Space with community users
 - Lower occupational costs

- The building is more than 50% empty and there are void costs which impact adversely on the Single Property Budget
 - Refurbishment of the community space on ground floor.
 - The refurbishment will arrest deterioration of an asset in a conservation area.
 - The existing users of the first floor community spaces can be accommodated in spare capacity on the ground floor- there is no impact on income to the first floor spaces being removed from community use.
- 3.3 No other suitable premises are available within the Council's existing portfolio to accommodate this service. Partner organisations are also unavailable to accommodate this service within their respective portfolios.
- 3.4 The relocation of the Bramhall/ Cheadle ASC teams to Gatley Hill House supports the aims of the Medium Term Financial Plan of remodelling the council's estate and aligning assets to deliver corporate objectives and ensure community benefit thereby improving service delivery and reducing costs- ensuring that 'we have the right property in the right place'.

4. Financial Implications

- 4.1 The capital cost of works to convert Gatley Hill House into a fit for purpose building for the service delivery needs have been estimated at circa £500,000 (***includes a sustainable heating system***)
- 4.2 In line with the 5 year Environment Plan to put Greater Manchester on a path to carbon neutrality by 2038, the council need to reduce CO2 emissions that are produced by the energy used to power our transport and heat and power our buildings, shifting away from fossil fuels to renewable sources.
- The cost of providing a sustainable heating system incorporating, inter alia, solar hot water system, heat pump system is in the region of £60,000 (excl fees).
- 4.3 This project is not identified for funding from the Asset Management plan for 2019/20 and cannot be funded from within the Estate & Asset Management Cash Limit budget.
- 4.4 Revenue / Affordability impact
- The Revenue costs at Ashlea House are ca. £110k p.a.
 - Current Revenue costs at Gatley House are ca. £20k p.a.

- When Gatley House is fully occupied the expected revenue costs will be c. £60k p.a.
- The revenue impact to the SPB is positive by £50k p.a.
- With a potential saving of £50k p.a. on occupational costs, the payback for the capital works is 9/10 years.

5. Recommendation

5.1 The capital board is recommended to:-

- endorse the project to relocate the Bramhall/ Cheadle ASC teams to Gatley Hill House
- approve capital expenditure to facilitate the project from an adjustment to AMP 2019/20
- note the revenue impact to the SPB

There are no Background Papers to this report.

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