

Somerset Waste Board meeting
30 June 2017
Report for information

SWP Client Team Accommodation

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Forward Plan Reference:	SWB/17/05/01
Summary:	<p>The lease currently held by Somerset County Council (SCC) for the Somerset Waste Partnership (SWP) Client Team's accommodation, Monmouth House, Taunton expires on 28 February 2018.</p> <p>Following consultation with SCC's Property and Estates Team, Broughton House, Taunton has been identified as the preferred option.</p>
Recommendations:	That the Somerset Waste Board notes the content of this report.
Reasons for recommendations:	To inform Members of the likely relocation of the SWP Client Team in the Autumn of 2017.
Links to Priorities and Impact on Annual Business Plan:	SWP Business Plan 2017-2022 5.3 Other Projects, Task and Activities
Financial, Legal and HR Implications:	Moving costs and additional costs identified in Section 1.5 would be accommodated within the SWP Client Group budget.
Equalities Implications:	Report for information purposes only – no equalities implications.
Risk Assessment:	Should the move to Broughton House not proceed, alternative accommodation would need to be found at relatively short notice. This would be disruptive and may have additional financial implications for SWP.

1. Background

- 1.1. Somerset Waste Partnership (SWP) has occupied Monmouth House, Blackbrook Park Avenue, Taunton since early 2008.
- 1.2. The lease on Monmouth House expires on 28 February 2018. Somerset County Council (SCC) hold the lease and do not wish to renew it. Therefore suitable alternative accommodation needs to be found.
- 1.3. SCC's Property and Estates Team have undertaken an appraisal of suitable premises and have identified Broughton House, Blackbrook Park Avenue, Taunton as the best option available. SCC owns the freehold of Broughton House and the first floor is currently available and unoccupied.
- 1.4. The occupation would be for an initial term of five years with a three year break clause.
- 1.5. The rent for Broughton House is comparable with Monmouth House despite it being slightly larger. Business rates are also comparable. Service charges and the apportionment of utility costs are the subject of negotiations but the overall net position is expected to be similar to Monmouth House.
- 1.6. Broughton House would bring additional benefits in terms of storage space, additional meeting rooms and has disabled access (currently unavailable at Monmouth House).
- 1.7. SCC would like the move to take place during October 2017.

2. Options Considered and reasons for rejecting them

- 2.1. SCC's Property and Estates Team have undertaken an appraisal of their property portfolio and having considered all the options available, Broughton House is the preferred option.
- 2.2. SWP Client Team is made up of staff transferred (TUPE) from both the County Council and the 5 District Councils and so staff travel to work from all over Somerset. The nature of the services provided by SWP also requires staff to be able to travel extensively around the county. It is therefore important that the new office accommodation is centrally located with good road access and available parking. The Blackbrook Business Park is therefore an ideal location.

3. Consultations undertaken

- 3.1. The Senior Management Group (SMG) have been made aware of the situation and are in favour of the move to Broughton House.
- 3.2. The SWP Senior Management Team have inspected Broughton House and consider it to be a viable option.

4. Implications

- 4.1. Financial implications for SCC should the move not take place on the preferred

dates.

- 4.2. As a result of the move to Broughton House it is not expected for there to be any detrimental impacts on the SWP Client Team.

5. Background papers

- 5.1. None.