

## **CABINET MEMBER DECISION**

### **Decision:**

#### RELOCATION OF PHAB FROM LINTON'S YOUTH CENTRE TO NESOCOT, EWELL

##### **(i) Details of decision**

1. That the capital expenditure relating to internal adaptation works and the creation of a single Multi Use Games Area at NESOCOT (subject to receipt of competitive quotations) as detailed in the schedule of works, set out in the part 2 annex to the submitted report be approved in principle.
2. That the works are not commenced until NESOCOT has entered into an Agreement for Works with SCC and NESOCOT and Phab have entered into a formal Licence, the terms of which meet with SCC's approval, and which guarantees Phab's use and enjoyment of the new facilities for a minimum period of 20 years.
3. That approval of the final costs, when quotations have been procured, be delegated to the Chief Property Officer (Property Services), in consultation with SCC Procurement.
4. That SCC will meet NESOCOT's reasonable legal fees incurred in drawing up and agreeing with SCC an Agreement for Works, as well as Phab's and NESOCOT's reasonable legal costs incurred in agreeing a formal long term licence to safeguard Phab's future use of the completed facilities. The fees are not expected to exceed £10,000.
5. Officers be asked to support Phab in their efforts to secure additional external funding, in order to fund a larger outdoor games area at NESOCOT.
6. Officers be asked to continue to work with Disability Challengers to support their move to NESOCOT but recognising that any resources not deployed at the Edge would need to be reconsidered in the Council's wider financial planning.

##### **(ii) Reasons for decision**

To ensure the valuable services to the community offered by Epsom Phab continue to be available to young local people following the closure of Lintons Youth Centre, with a minimum of disruption to that organisation. The proposal represents an opportunity for Phab to move from an outdated, unsustainable property to one which has been specifically adapted for their use.

Officers are making these recommendations on the following grounds:

- It provides a MUGA built to Sports England's standards, marked out for more than one type of game, securely fenced and floodlit for year round use.
- The area within which the MUGA is to be constructed has been identified by NESOCOT, within their master-plan for improvements at the college, as a possible future location for the provision of further external games facilities. Therefore, there is a strong possibility that Phab could, with NESOCOT's approval, carry out fundraising or make grant applications with a view to securing funding for the

construction of additional games facilities alongside the proposed MUGA in the future. Alternatively, there could be opportunities for Phab to share the use of any new outside sports facilities in that location which might be provided by NESCOL as part of the college's own future improvement plans.

**(iii) Details of any alternative options considered and rejected**

There were no further options other than those outlined in the report.

**(iv) Details of any consultation and representations received not included in the published report**

Copies of the Equalities Impact Assessment which had been previously posted on the County Council website were available at the meeting.

Additionally, an email from Malcolm Rice-Jones, Chairman of the Trustees of Epsom and Ewell Phab was tabled at the meeting.

The email from Mr Rice-Jones stated:

'In summary, the trustees of Epsom and Ewell Phab are supportive of moving to NESCOL by the end of 2013 and look forward to continue working with SCC and NESCOL to ensure sufficient outside space is available to allow the continuity of the services that Phab provides'.

Eight representatives of Phab attending the meeting. Zoe Giles, representing Phab addressed the meeting and requested that the Cabinet Member considered options that would provide Phab with the maximum available space. She also said that Phab would offer to fundraise for future improvements.

Also in attendance at the meeting were: Susie Kemp - Assistant Chief Executive, Garath Symonds - Assistant Director for Young People, Frank Offer - Head of Commissioning and Development and Keith Barker - Asset Strategy Manager.

The local Member, Colin Taylor attended the meeting.

Confirmation was given that SCC would be working towards Disability Challengers sharing the space at NESCOL.

The importance of agreeing the recommendations today was stressed so that Phab could be successfully relocated from Linton's Lane to NESCOL by 31 December 2013.

After consideration of the financial implications of the move to NESCOL in private (part 2), the meeting moved back in to part 1 and two further recommendations were added to the four recommendations in the submitted report.

**Conflicts of Interest and any Dispensations Granted**

**(Any conflict of interest declared by any other Cabinet Member consulted in relation to the decision to be recorded and any dispensations granted by the Audit and Governance Committee)**

There were none.

**Decision taken by:**

- (i) **Name:** Tony Samuels
- (ii) **Portfolio:** Cabinet Member for Assets and Regeneration Programmes

**Date of Decision:** 22 November 2012

**Date of Publication of Record of Decision:** 23 November 2012

**Date decision effective (i.e. 5 working days after date of publication of record of decision unless subject to call-in by the Environment and Transport Select Committee):** 3 December 2012

## **CABINET MEMBER DECISION**

### **Decision:**

LINTON'S LANE YOUTH CENTRE REPROVISION: THE FORMER PHOENIX CLUB,  
DEPOT ROAD, EPSOM

#### **(i) Details of decision**

That the acquisition of a lease be approved in principle on the basis of the Heads of Terms attached in Appendix C , together with capital expenditure (subject to receipt of competitive quotations) as detailed in the annexe, for building adaptations as set out in the schedule of works at Appendix D of the submitted report.

That approval of the final costs, when agreed with the freeholder and quotations procured, be delegated to the Chief Property Officer (Property Services), in consultation with SCC Procurement.

#### **(ii) Reasons for decision**

The reasons for seeking approval now are to:

- a) Mitigate the risk of the property being leased to another party prior to SCC being authorised to enter into a formal 'agreement for a lease'.
- b) Enable officers to commence procurement of the works forthwith, in order to eliminate any risk of not being in a position to relocate Services for Young People out of Lintons prior to 31 December 2013, or incurring a claim for damages from the purchaser of the Linton's site.

#### **(iii) Details of any alternative options considered and rejected**

There were none.

#### **(iv) Details of any consultation and representations received not included in the published report**

There were none.

### **Conflicts of Interest and any Dispensations Granted**

**(Any conflict of interest declared by any other Cabinet Member consulted in relation to the decision to be recorded and any dispensations granted by the Audit and Governance Committee)**

There were none.

### **Decision taken by:**

- (i) Name:** Tony Samuels
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