



Report to Cabinet

Subject **The Greenhouses and Park View**

Date **7 October 2004**

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Services & Property Portfolio Holder**

1. Purpose

- 1.1 To advise the Cabinet of the current position with regard to the occupation of the greenhouses and Park View and the implications for future management and impact on accommodation.

2. Background

2.1 Greenhouses

Since their vacation by the Direct Services Department, the greenhouses have been occupied by Shire Landscapes under agreement. A notice of their intention to quit their occupation of the greenhouses as of 31 December 2004 has been received.

Members will recall that it has previously been difficult to let the greenhouses and there is no-one currently interested in taking over their use. It is anticipated that vandalism will increase when it is noticed that they are unoccupied and accordingly it is proposed to demolish them soon after they are vacated.

2.2 Park View

The premises are currently occupied by the Gedling Council for Voluntary Services (CVS) and the County Council's Registrar.

The Park View portakabins are deteriorating rapidly despite maintenance and improvement work having been carried out by

both the Council and the CVS. The recent suitability survey carried out by the Estates & Valuation Manager, as part of the Asset Management Plan actions, has indicated that, for many reasons, the premises are unsuitable and their occupation should be discontinued within the near future.

2.3 Arnot Hill House

Members will be aware that this accommodation is occupied by the Leisure Services Department HQ, the Sports and Social Club and the Gedling Primary Care Trust (PCT).

The PCT intends moving out of the building at the end of March 2005 into alternative accommodation. This presents the opportunity to review the overall accommodation, particularly in the light of the recent Disabilities Discrimination Act Audit and with the need to discontinue the occupation of the Park View portakabins. On a practical level, the floor area occupied by the PCT is greater than the floor area occupied by the CVS and therefore the CVS moving to Arnot Hill House is possible.

3. Proposals

3.1 Greenhouses

It is proposed to demolish the greenhouses and cold frames, etc., as soon as possible after they are vacated by Shire Landscapes. This is estimated to cost £7,500, which includes making secure the interface with Park View and making safe the area after demolition. It is proposed to remove the nearby redundant garage at the same time.

The costs can be met from existing budgets.

3.2 Park View

It is proposed that the CVS and the Registrar should vacate the Park View premises early in 2005/06 to enable demolition of the portakabins. The timing is to be subject to discussions with the CVS about alternative accommodation in Arnot Hill House, but vacation is likely to be before July/August 2005.

The demolition of Park View is estimated to cost £4,500, which includes cutting off utility services and safety fencing. Budgetary

provision would be subject to consideration within the budget formulation for 2005/06.

3.3 Arnot Hill House

The PCT have confirmed their intention to move out of Arnot Hill House from the end of March 2005, although this will need to be formalised.

The cost of any alterations to the accommodation will have to be included for consideration within the budget formulation for 2005/06 and subject to further discussions with the CVS and the Head of Leisure Services.

4. Implications

- 4.1 Formal termination of the relevant leases/agreements may be required.
- 4.2 Any works in 2005/06 will be subject to consideration of relevant bids within the budget process.

5. Recommendations

It is recommended that –

- 5.1 The greenhouses be demolished and the area made safe, as indicated in the report, at an estimated cost of £7,500 to be met from existing budgets.
- 5.2 The PCT vacate the accommodation in Arnot Hill House with effect from the end of March 2005.
- 5.3 The CVS and the Registrar vacate the Park View accommodation, subject to further discussions, before July/August 2005.
- 5.4 Further consideration be given to the future use of the site of the greenhouses and Park View.

Head of Engineering & Property
28 September 2004