



EXEMPT PART A: MATTERS DEALT WITH UNDER DELEGATED POWERS

REPORT TO: POLICY AND RESOURCES COMMITTEE

DATE: 6 FEBRUARY 2020

**REPORT OF THE: HEAD OF CUSTOMER SERVICE
 MARGARET WALLACE**

TITLE OF REPORT: REQUEST TO LEASE OFFICE SPACE AT RYEDALE HOUSE

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

1.1 To seek approval from Elected Members to proceed with an offer of a 10 year lease for office space to North Yorkshire Police (NYP), The Safer Ryedale Local Delivery Team at Ryedale House, with a break at 5 years or to align with the Public Service Hub (PSH).

2.0 RECOMMENDATIONS

2.1 It is recommended that:

- a) A 10 year lease for office space at Ryedale House, with a break at 5 years or to align with a new PSH, is offered as detailed in the report.
- b) Any future PHS rent costs (assuming this is delivered before the 10 year term and no more space is taken) are set at or around the rental offer for the transitional space. Those requesting the office space, reaffirm their funding position which is a guaranteed 10 year lease rental income. Implementation remodelling costs will be carried by those requesting the office space.

3.0 REASON FOR RECOMMENDATIONS

3.1 Ryedale District Council has formed strong partnership working arrangements with North Yorkshire Police, Safer Ryedale Team over the years on delivering the Safer Ryedale Community Safety Action Plan. The introduction of the new North Yorkshire Community Safety Partnership's Strategic Plan 2019 - 2022 now endorses further development of community safety hubs to build on this work but also to introduce new approaches to prevention, early and effective intervention, enforcement and rehabilitation.

3.2 The central premise of the development of police- public and partnerships hubs around community safety/safeguarding is that the level of complexities faced by individual agencies means they cannot tackle this in isolation but require to work in multi-agency partnership to ensure early community participation, early intervention, prevention, enforcement and rehabilitation to ensure public safety and social order.

3.3 The Crime and Disorder Act 1998 places a statutory duty on local authorities to create multi-agency partnerships to tackle crime, disorder, anti-social behaviour, substance misuse, other

behaviour adversely affecting the local environment and to reduce re-offending. The world of community safety continually changes, and whilst tackling significant resource pressures, the need for partners to work effectively together is essential.

- 3.4 Evaluation from already developed community safety hubs indicate significant improvement in multi-agency working, better co-ordination and better outcomes for some individuals in our communities.
- 3.5 The introduction of the pending decision by the Council on developing a new PSH, North Yorkshire Police are seeking to secure the opportunity to co-locate with RDC as part of the Safer Ryedale Partnership. This would be a transitional arrangement enabling the continuation of co-location depending on the Council's decision on a new PSH
- 3.6 If agreed by committee the co-location would allow the Safer Ryedale Local Partnership Group to be re-aligned covering community safety and safeguarding, rather than having separate local groups. It is recognised that by introducing community safety hubs this will align cross cutting themes and will reduce the same people attending different local meetings. The co-location and development of the community Safety Hub would ensure better use of public services resources to ensure Ryedale is a safe place to live, work and visit.
- 3.7 NYP need to proceed through their formal approval process and are seeking a decision confirming the Council are willing to offer a 10-year lease for office space with a break at 5 years or to align with a new PSH.
- 3.8 Strategic Management Board supported the request made by NYP to lease office accommodation at Ryedale House at its meeting on 16 January 2020 and Elected Members are now being asked to approve this request.

4.0 SIGNIFICANT RISKS

- 4.1 There is a significant risk that the Council may miss the opportunity to co-locate with the NYP if a transitional lease arrangement with the Council is not approved and the secondary risk is the potential negative impact on the current approved One Public Estate Public Service Hub Project if NYP are no longer a partner.
- 4.2 There is also a risk of not securing a 10 year revenue generating opportunity of approximately £15,000 a year include rental, utility, car parking and service charges.
- 4.3 By agreeing to a fixed annual rental now may represent a financial risk if market rents increase significantly. However the likelihood of this is considered to be low.

5.0 POLICY CONTEXT

- 5.1 The recommendation is made in accordance with the Council's approved policy on the management of property assets to achieve best value by generating revenue income for the Council, optimising the use of operational assets and providing added value for the communities of Ryedale through improved customer services.
- 5.2 The Crime and Disorder Act 1998 places a statutory duty on local authorities to create multi-agency partnerships to tackle crime, disorder, anti-social behaviour, substance misuse, other behaviour adversely affecting the local environment and to reduce re-offending. The introduction of the new North Yorkshire Community Safety Partnership's Strategic Plan 2019 - 2022 now endorses further development of community safety hubs

6.0 REPORT

- 6.1 NYP currently occupy office space to provide the neighbourhood policing in Malton. NYP are currently reviewing their estates which allows for the development of Police-Public multi-agency partnerships and had been involved in talks regarding the new PSH. NYP have made an approach seeking to secure the future opportunity to co-locate with RDC at Ryedale House as a transitional arrangement pending a decision on a new PSH.
- 6.2 The costs of reconfiguring Ryedale House to accommodate NYP on the first floor of Ryedale House and reception area have been worked up and NYP would carry the costs of any work carried out which is estimated at £44,000. The work would be aligned with work undertaken with the DWP to minimise disruption. An annual rental income based on the market rate per sq m would be approximately £5,500pa.
- 6.3 NYP are seeking confirmation to enable them to progress through their approvals process on the basis that there is the opportunity to offer them office space to co-locate at Ryedale House as follows:
- (i) RDC to offer them a 10 year lease for the space, with a break at 5 years – or to align with a new PSH, and
 - (ii) That any future PSH rent costs (assuming this is delivered before the 5 year term and no more space is taken) are set at or around the rental offer for the transitional space. NYP reaffirm their funding position which is a guaranteed 10 year lease rental income for nil implementation works costs (other than fixtures, furniture and equipment) regardless of whether there is a new or a remodelled PSH.

7.0 IMPLICATIONS

7.1 The following implications have been identified:

(a) Financial

NYP will carry the cost of the reconfiguration of Ryedale House to accommodate NYP Safer Ryedale Team co-location.

(b) Legal

Heads of Terms would need to be agreed in the normal way to formalise a legal agreement between the Council and NYP.

(c) Other

It would be necessary to plan new office layouts for Ryedale District Council staff if NYP occupy space at Ryedale House including a shared reception which would deliver an improved customer experience and achieve an enhanced customer service through co-location.

8.0 NEXT STEPS

- 8.1 If approval is given to proceed with this arrangement to lease office space at Ryedale House to NYP, their business case proposal will be submitted for approval and no further work will be undertaken by RDC officers until the outcome of this is known.

Background Papers:

None

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Job Title

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