



CABINET
DECISION NOTICE

Publication Date: 24th November, 2016

At a meeting of the Cabinet held on 23rd November, 2016 the following matters were discussed. The decisions of Cabinet are set out below each item along with reasons for the decision and other options considered.

PRESENT: Councillor Oxby (in the Chair)
Councillors James, Patrick and Watson

DN.69 **APOLOGIES FOR ABSENCE**

There were apologies received from Councillors Chase, Hyldon-King and Wheatley from this meeting.

DN.70 **DECLARATIONS OF INTEREST**

There were no declarations of interest in any items on the agenda for this meeting.

DN. 71

MINUTES

The minutes of the special Cabinet meeting held on 17th October 2016, the special Cabinet meeting held on 19th October 2016 and the Cabinet meeting held on 26th October 2016 were approved as a correct record.

DN.72

**NORTH EAST LINCOLNSHIRE CLINICAL COMMISSIONING GROUP
ADULT SOCIAL CARE PERFORMANCE REPORT QUARTER 2 16/17**

Cabinet considered a report from the Portfolio Holder for Health and Wellbeing on the Adult Social Care performance for quarter two of 2016/17.

RESOLVED – That the content of the report be noted.

REASONS FOR DECISION – Performance monitoring supports the council in delivering its strategic aims and provides assurance to the council about the discharge of its statutory responsibilities in respect of adult services.

OTHER OPTIONS CONSIDERED – None at this stage. The report format is being developed to improve and extend this quarterly report to give more context.

DN.73

QUARTER 2 RESOURCES MONITORING REPORT 2016/17

Cabinet considered a report from the Portfolio Holder for Finance, Resources and Inclusion which provides information and analysis on the Council's financial performance for the second Quarter of 2016/17.

RESOLVED –

- (1) That the Quarter 2 Resource Monitoring report be referred to all scrutiny panels for consideration.**
- (2) That the additions and removals from the Capital Programme as detailed in Appendix 1 of the report now submitted, be approved.**
- (3) That the revised Capital Programme detailed in Annex 1 of the Appendix in the report now submitted, be noted.**

REASONS FOR DECISION – The report is an important method of reporting to Cabinet on performance against the council's financial plan, highlighting successes, noting progress, and detailing areas of focus and risk, and outlining where actions need to be taken.

OTHER OPTIONS CONSIDERED – None.

DN.74

DRAFT BUDGET REPORT

Cabinet considered a report from the Portfolio Holder for Finance, Resources and Inclusion on the Budget, Outcomes Framework and Commissioning Plan 2017/18-2020.

RESOLVED –

- (1) That the approach to budget planning as detailed within appendix 1 of the report now submitted, be approved.**
- (2) That the summary Medium Term Financial Plan for the period 2017/18 – 2019/20, as detailed within appendix 1 of the report now submitted, be approved.**

REASONS FOR DECISION – The Council must determine how it is to operate within the forecast financial resources over the next three financial years. To comply with its legal obligations, the Council must set a balanced budget for 2017/18.

In order to create a sustainable financial future, the adoption of a commissioning approach and continued focus upon economic growth will be used by the Council to achieve agreed priorities and outcomes and secure the best deal for North East Lincolnshire and its communities.

OTHER OPTIONS CONSIDERED – Option appraisal has been undertaken in setting both the Revenue and Capital budget. A range of options will be considered when considering service delivery within defined financial resources to support the delivery of a balanced budget in 2017/18.

DN.75

CONTAMINATED LAND STRATEGY

Cabinet considered a report from the Portfolio Holder for Energy and Environment on the review of North East Lincolnshire Council's Contaminated Land Inspection Strategy.

RESOLVED – That the North East Lincolnshire Council's updated Contaminated Land Inspection Strategy, be approved and adopted.

REASONS FOR DECISION – The Environment Act 1995 inserted contaminated land provisions in to the Environmental Protection Act 1990, as Part IIA. This created a framework for the identification and remediation of contaminated land where contamination was causing an unacceptable risk to human health or the environment. As principal regulators of the regime, the legislation places a specific duty on the Council to 'cause its

areas to be inspected from time to time for the purpose of identifying contaminated land’.

As part of these measures, there is a requirement for the local authority to prepare and publish a contaminated land inspection strategy, which contains details of how it proposes to undertake these duties. This is to be kept under periodic review.

OTHER OPTIONS CONSIDERED – The production of the strategy, and the framework it must follow, is a legal requirement, as such all options have been considered.

DN.76

HOMES AND COMMUNITIES AGENCY DELIVERY PARTNER PANEL 2

Cabinet considered a report from the Portfolio Holder for Finance, Resources and Inclusion and the Portfolio Holder for Regeneration, Skills and Housing on securing a development partner through the Homes and Communities Agency Delivery Partner Panel 2.

RESOLVED –

(1) That the release of land be approved at:

- 1. Former Western School; and**
- 2. Former Lindsey Lower School Playing Fields**

through the Homes and Communities Agency Delivery Partner Panel 2 to identify a partner to deliver development in accordance with the attached Expression of Interest documentation, with final approval to be brought back to Cabinet prior to the exchange of contracts.

(2) That the decision made on 3rd September 2007, to expand the Cleethorpes Cemetery site provision to the Council owned Lindsey Lower School playing field site, be superceded.

(3) That the progress of consideration of other sites for bringing forward development and releasing the capital value of land, particularly the possible release of land to Develop NEL to deliver development directly, be noted.

REASONS FOR DECISION – Securing a developer partner through the Delivery Partner Panel 2 (DPP2) enables the council to use an existing procurement framework to attract a national developer partner, with the resources to deliver development of a scale, pace and nature desired. It will enable us to share in any increased land value which may arise from development.

OTHER OPTIONS CONSIDERED –

There are four broad options available to members in considering how to best achieve the council's outcomes through the use of land in its ownership:

1. Retain sites for current use;
2. Sell/lease sites to others;
3. Secure a development partner; or
4. Use Develop NEL to deliver development.

The Cabinet report in April 2016 identified twelve sites for consideration to take forward through the DPP framework. Following assessment, alternative approaches to maximizing the value of the land for ten of these have been recommended for the following reasons:

<u>Site</u>	<u>Recommendation</u>	<u>Reason</u>
Bursar Street School	Develop NEL	The site is considered suitable for working with local developers to deliver development.
Doughty Road Depot	Retain site	Site still in use.
Duchess Street Car Park	Develop NEL	Site has complex issues. Alternative approaches are needed to identify solutions and deliver development.
Immingham Playing Fields	Retain site	This site has been in recent use as a school playing field, and no application to release the land has been made at this time. The site is also considered a greenfield site in an area at risk of flooding, and it is not considered likely that residential development would be supported on this site.
Mathew Humberston School Playing Fields (Part)	Sell site	Assets in discussions with potential buyer
Orwell/Nacton Street Car Park	Retain site	Unsuitable for housing
Second Avenue Playing Fields	Retain site	<p>Land values in the adjoining Nunsthorpe area are not considered high enough to enable residential development to be commercially delivered at this time.</p> <p>The site also sits adjacent to the Scartho Top strategic site, and further development is planned to the south of the hospital site. It is considered that this level of competition would make the site difficult to market at the current time.</p>

		There are also concerns regarding the impact on the wider highway network, and whether the scale of mitigation would be feasible at this time.
The Elms, Welholme Avenue	Sell site / Develop NEL	This small site includes a number of attractive existing buildings which lend themselves to conversion. The site is currently being marketed and is not considered suitable for inclusion to attract a national housing developer.
Thrunscoe Centre	Sell site / Develop NEL	To meet financial plan requirements.
Weelsby Avenue Depot	Develop NEL	The site is considered suitable for working with local developers to deliver development.

Members could decide that either or both of the two sites proposed for release should be held back, and alternative approaches for delivery explored.

Members could also decide that one or more of the sites above should be released for development through the HCA DPP2, in line with the broad tender requirements identified above.

Members may also wish to add or remove further requirements from the Tender. Adding further requirements would reduce the land values received, whereas reducing requirements would increase land values. In particular, the provision of any Affordable Housing above planning requirements would have a significant impact on land values.

DN.77

SMARTER NEIGHBOURHOOD SERVICES PROGRAMME REVIEW AND GOVERNANCE UPDATE

Cabinet considered a report from the Portfolio Holder for Energy and Environment and the Portfolio Holder for Safer Communities, Public Protection and the Visitor Economy on the Smarter Neighbourhood operations project review and governance update.

RESOLVED –

(1) That, subject to continued staff consultation, the new street cleansing rounds that are more efficient and are targeted to areas of need, meeting statutory minimum standards and resulting in a change in working patterns in street cleansing to a five day week of full service provision complimented by a targeted weekend service to deliver services in areas such as the Town Centre and the resort, be approved.

(2) That the options to reshape services as set out in Appendix B of the report now submitted, be referred to the Regeneration, Environment and Housing Scrutiny Panel for consideration.

REASONS FOR DECISION – The reshaping of the in-house delivery of street cleansing and grounds maintenance service is necessary to develop an affordable level of service and to promote a more self-reliant community. This supports the agreed outcome of sustainable communities. The current level of provision goes over and above statutory requirements in some areas and does not offer adequate opportunity for the Community to become more responsible for their own localities. The Council does not always programme street cleansing according to need leading to the potential waste of resource and cleans up land that it is not responsible for.

If the Council continues to simply clean up ever increasing levels of litter and fly-tipping then we are dealing with the symptoms of issues rather than addressing the causes and the resources required to clean up will continue to increase. This is not sustainable in the current climate of financial pressures.

The Smarter Neighbourhoods project will shift away from high cost clean up, to managing demand at the early stages and preventing problems through early intervention and behaviour change initiatives, so that communities become more responsible and self-reliant.

Clean up and maintenance work will be targeted to areas of need and complimented by working with the community, local volunteers, local businesses and partners. Resources will be invested through a new environment intervention officer to support the community in becoming more sustainable and future reports will come forward to address behaviour change through enforcement, education and awareness in the environmental area.

The report recommends some early changes that will help to control costs in the short term through re-shaping and targeting of street cleansing operations and presents a set of options for further member consideration and scrutiny. Further recommended options will be brought back to Cabinet for approval early in 2017.

The new approach will offer choices on how to achieve outcomes through addressing causes of problems through early intervention and behaviour change rather than continuing to simply offer costly clean up and maintenance. Community capacity building initiatives will be developed to provide a clear opportunity for the local community to play their part in improving the quality of their local environment.

OTHER OPTIONS CONSIDERED –

Do nothing option.

Option 1 – The do nothing option perpetuates reliance on council services and does not improve the opportunity to build community capacity. Furthermore, this option does not address financial pressures or agreed savings within the service area.

Reshape the in-house provision.

Option 2, 3 and 4 in Appendix B reduce the resources utilised in service provision and offer choices in regard to the provision of discretionary services for further consideration and scrutiny.

DN.78

DRAFT HOUSING STRATEGY 2016-2020

Cabinet considered a report from the Portfolio Holder for Regeneration, Skills and Housing on the implementation of the draft Housing Strategy.

RESOLVED – That the draft Housing Strategy appended to the report now submitted, be approved for a period of consultation and that a final version be brought back to Cabinet, incorporating the consultation feedback for adoption in April 2017.

REASONS FOR DECISION – The consultation on, and eventual adoption of, a Housing Strategy will ensure that the Council and its partners have an agreed framework for delivering the housing needs of the area.

OTHER OPTIONS CONSIDERED – There is no longer a government requirement for local authorities to have a housing strategy, so there is an option not to state our strategic direction in a separate document.

With the Local Plan moving towards submission this is a relevant time to take stock of our housing ambitions and so it is advised that the Council makes a clear expression of its intentions by approving this draft for further consultation.

DN.79

NORTH EAST LINCOLNSHIRE COUNCIL AND NORTH EAST LINCOLNSHIRE CLINICAL COMMISSIONING GROUP JOINT BUSINESS PLAN FOR THE DELIVERY OF INTEGRATED HEALTH AND SOCIAL CARE SERVICES

Cabinet considered a report from the Portfolio Holder for Health and Wellbeing on North East Lincolnshire Council and North East Lincolnshire Clinical Commissioning Groups three year business plan which sets out their intended shared work programme.

RESOLVED – That the business plan for the delivery of integrated health and social care services for the period 2016-2019, which is a refresh of the 2015-2018 plan, be approved.

REASONS FOR DECISION – It is a requirement of the section 75 legal agreement that the CCG board and the Council's cabinet agree the business plan

OTHER OPTIONS CONSIDERED – No alternative options are relevant to this report.

DN.80

DISPOSAL OF 44 HENEAGE ROAD, GRIMSBY

Cabinet considered a report from the Portfolio Holder for Finance, Resources and Inclusion on the disposal of 44 Heneage Road, Grimsby.

RESOLVED –

- (1) That the principle of marketing and freehold disposal of 44 Heneage Road be approved.**
- (2) That the Director of Finance Operations and Resources in consultation with the Portfolio Holder for Finance, Resources and Inclusion be delegated responsibility to ensure that all necessary actions be carried out in order to complete and approve the detailed terms of the disposal.**
- (3) That the Monitoring Officer for the Council be authorised to complete all requisite legal documentation in relation to the matters outlined in point 1 above.**
- (4) That until disposal is ultimately achieved, the Council continues its commitment to maintaining the property.**

REASONS FOR DECISION – The former office building was included as part of a wider phase of property rationalisation, whereby the reorganisation of the Service resulted in relocation to the Molson Centre and both 46 and 44 Heneage Road were vacated and closed by the council in early 2016. The subject property was identified for a use to support council outcomes, however, it has subsequently been determined the building does not meet this need and as a result, the building is surplus and requires disposal.

OTHER OPTIONS CONSIDERED – To do nothing is not considered a viable option as the council will remain wholly liable for the site together with all future associated expenditure and, more importantly, the building and land will remain unused.

A leasehold arrangement would ensure the council retained an element of control in respect of the on-going use of the building, however, as outlined in section 2.1 there are no strategic or investment potential in retaining this property due to its location and other land holdings of the council.

DN.81

ADULT SERVICES ANNUAL COMPLAINTS REPORT

Cabinet considered a report from the Portfolio Holder for Health and Wellbeing that provides an overview of the activity and analysis of complaints and representation for 2015-2016.

RESOLVED – That the lessons learned from the adult social services and health statutory complaints annual report for 2015/2016, be noted and be referred to the Health Scrutiny Panel.

REASONS FOR DECISION – It is a requirement of the local authority social services and national health service complaints (England) regulations 2009 to produce an annual report regarding all representations made about social care and health services. The purpose of the attached report is to inform the general public, elected members and council officers about the effectiveness of the statutory complaints procedure and to ensure that feedback is incorporated into service improvement.

OTHER OPTIONS CONSIDERED – Not applicable.

DN.82

HOMESAFE: MORTGAGE BREATHING SPACE EXTENSION SCHEME

Cabinet considered a report from the Portfolio Holder for Health and Wellbeing on the proposal to introduce an extension to the current Mortgage Breathing Space scheme.

RESOLVED –

- (1) That an extension to the current Mortgage Breathing Space scheme funded by Department for Communities and Local Government (DCLG) and administered by Wakefield Metropolitan Council at nil cost to NELC, be approved.**
- (2) That the advice sought through Independent Financial Advisors as part of the Mortgage Breathing Space loan application be extended, to allow residents to look at their longer term options.**
- (3) That the Monitoring Officer be instructed to complete and enter into all necessary legal documentation to implement the recommendations above.**

REASONS FOR DECISION – none.

OTHER OPTIONS CONSIDERED – There are currently no local or national schemes to consider for homeowners in difficulty with interest

only mortgages, however the Home Options Team routinely deal with cases of those in mortgage difficulties and consider the Council's statutory duty to re-house households. Alternatively the Team negotiate with lenders where possible to enable clients to remain in their own homes, but this would be extra assistance and incentives to use in these negotiations.

DN.83

PUBLIC CONVENIENCES – REVIEW AND CONSIDERATION OF MANAGEMENT OPTIONS

Cabinet considered a report from the Portfolio Holder for Finance, Resources and Inclusion on the management review for public conveniences.

RESOLVED –

- (1) That the portfolio be rationalised, which would meet the financial savings required; however, would result in either a reduction in opening hours and selective closures as set out in section 1.9-1.11 of this report now submitted.**
- (2) That the charging tariff be changed to 20p which would reduce the charge to use the public conveniences for residents and visitors to the Borough and could encourage increased usage as set out in section 1.8 of this report now submitted.**
- (3) That the Director of Finance, Operations and Resources in consultation with the Portfolio Holder for Finance, Resources and Inclusion be delegated responsibility to ensure that all necessary actions are carried out in order to complete and approve the matters outlined above. The Director of Finance, Operations and Resources, may also implement other operational and non-monetary benefits in relation to income as outlined in section 1.7 of this report now submitted.**
- (4) That the Monitoring Officer be authorised to complete all requisite legal documentation in relation to the matters outlined above.**

REASONS FOR DECISION – The council is required to achieve significant financial savings derived from the current management of the Public Convenience portfolio. A number of options have been considered by officers which are outlined within the body of this report. Cabinet are asked to consider and approve the option(s) it feels most suitable in order

to make progress towards achieving the financial savings. One or more of the options could result in changes to the operational and financial commitment of managing this type of portfolio.

OTHER OPTIONS CONSIDERED – Do nothing would result in the continued subsidised management of this portfolio and would not result in the achievement of the required £120,000 savings target. The council would also continue to manage poor performing and underutilised sites, such as Garibaldi Street, at a high revenue cost as well as capital investment associated with maintaining and improving the fabric of buildings which are deteriorating, which subsequently impacts on the level of cleaning standards that can be achieved. This is not considered a viable option.

Further options that were considered as part of the review are all detailed within the report attached at Appendix One.

DN.84

**DISPOSAL OF PROPERTY AT LESS THAN BEST CONSIDERATION
– LEASE OF FORMER SCARTH O LIBRARY, ST GILES AVENUE,
GRIMSBY**

Cabinet considered a report from the Portfolio Holder for Finance, Resources and Inclusion on the lease of former Scartho Library, St Giles Avenue, Grimsby.

RESOLVED –

- (1) That Foresight Ltd (“the Provider”) be granted a lease of the subject property for a term of 125 years at peppercorn rent (£1 per annum if demanded).**
- (2) That the Director of Finance, Operations and Resources, in consultation with the Portfolio Holder for Finance, Resources and Inclusion be delegated responsibility to ensure that all necessary actions are carried out in order to complete and approve the detailed terms of the disposal.**
- (3) That the Monitoring Officer be authorised to complete all requisite legal documentation in relation to the matters outlined above.**

REASONS FOR DECISION – The subject property is currently leased to the tenant as part of an earlier decision by the council to withdraw direct delivery of library services. Due to the length of lease, the current committee members have requested the council reconsider the term to meet the level of investment planned into the site which would require a new term of 125 years to ensure the funding stream, longer term sustainability and continued use is protected which would benefit the use

by the Provider and wider Community with the property being extending and enhanced during this proposed lease term.

OTHER OPTIONS CONSIDERED – To do nothing would see the current lease running to the end of its term, however, this may result in a negative impact on the level of investment which could be achieved and used to enhance and expand the current property. The current tenant may be forced in to a position whereby this is unviable and have to surrender the lease. It is therefore not considered a viable option as the council risk becoming wholly liable for the property together with all future associated expenditure.

The freehold disposal is not considered appropriate at this time as there is the requirement that the council will continue to have the desire to enable a community library provision. There is a need to support the proposal by way of a lease to ensure the use of the facility continues. Should the property become vacant and unused in future, the council retains an element of control in respect to future action to prevent any unauthorised uses, and could if it was deemed appropriate, be in a position to progress a freehold disposal in future.

DN.85

BOROUGH OF NORTH EAST LINCOLNSHIRE (PROHIBITION OF WAITING ON STREET PARKING) CONSOLIDATION ORDER 2016

Cabinet considered a report from the Portfolio Holder for Energy and Environment on the consolidation of the existing traffic regulations into a single order.

RESOLVED –

- (1) That subject to consultation and no objections being received, approval be granted to the making of the Consolidation Traffic Regulation Order.**
- (2) That in the event there are unresolved objections to the Order, these be referred back to the Portfolio Holder for Energy and Environment for determination and a decision as to whether or not the Traffic Regulation Order be confirmed.**

REASONS FOR DECISION – To improve the efficiency of the enforcement and administration of regulations relating to waiting, loading, stopping and parking places in North East Lincolnshire.

OTHER OPTIONS CONSIDERED – None.

DN.86

LEASE IN OF 146 FREEMAN STREET, GRIMSBY, NORTH EAST LINCOLNSHIRE

Cabinet considered a report from the Portfolio Holder for Finance, Resources and Operations on the lease agreement for 146 Freeman Street, Grimsby.

RESOLVED –

- (1) That the principle of approving a lease which represents best value, comprising of training and ancillary accommodation at the subject property, be approved.**
- (2) That the Director of Finance, Operations and Resources in consultation with the Portfolio Holder for Finance, Resources and Inclusion be delegated responsibility to ensure that all necessary actions are carried out in order to complete and approve the detailed terms of the lease.**
- (3) That the Monitoring Officer for the council be authorised to complete all requisite legal documentation in relation to the matters outlined in point 1 above.**
- (4) That until the lease is ultimately completed; the Council continues its occupation of current locations at Freeman Street Resource Centre, Thrunscoc and Centre4.**

REASONS FOR DECISION – The reorganisation of the council's Community Learning Service (CLS) and rationalisation of premises will result in closer working and retain and build on occupancy of Freeman Street within the East Marsh Ward. CLS is a critical part of the commissioning approach and for this reason will be reviewed as an early workstream. The whole of the service will be subject to review, not just the elements that support the learning of children and young people. As a result of the review it is intended to accommodate the service collectively at new premises at 146 Freeman Street as opposed to the current arrangements which are split (in the main) across property at Freeman Street Resource Centre (FSRC) and The Thrunscoc Centre. The move will not only result in efficiencies within the service, but as a result of accommodation rationalisation will provide financial savings from the proposed arrangements.

OTHER OPTIONS CONSIDERED – To do nothing is not considered a viable option as the council will remain in the current premises split across locations. As part of the ethos of Agile Working and co-location, the relocation of colleagues to one location will not only be of benefit to the council in efficiencies of service delivery to customers but will also result in associated property revenue savings.

DN.87

EXCLUSION OF PRESS AND PUBLIC

RESOLVED – That the press and public be excluded from the remainder of the meeting on the grounds that discussion of the following business was likely to disclose exempt information within

paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended).

DN.88

REVIEW OF CULTURE, HERITAGE, LEISURE SPORT AND TOURISM

Cabinet considered a report from the Portfolio Holder for Health and Wellbeing on the Culture, Heritage, Leisure Sport and Tourism Commissioning Review update.

RESOLVED –

- (1) That the decision on the temporary ice rink operation at Grimsby Leisure Centre, be deferred until the next meeting of Cabinet on 21st December 2016.**
- (2) That the commencement of a consultation exercise aimed at delivering a more efficient and responsive library service, be approved.**
- (3) That in principle the other savings proposals outlined in Appendix A to the report now submitted, be approved.**
- (4) That authority be delegated to the Director of Health and Well-Being, in consultation with the Portfolio Holder for Health and Wellbeing to work in partnership with Lincs Inspire Limited to implement the recommendations above.**

REASONS FOR DECISION – The recommendations within this report present the Council with an opportunity to continue to look differently at the way services within Culture, Heritage, Leisure Sport and Tourism (CHLST) area are provided. North East Lincolnshire Council (NELC) has committed, via its MTF, to achieve efficiency savings within its CHLST area of £800k, to be delivered in agreement with Lincs Inspire Limited (LIL). Both organisations have committed to work in partnership to identify, agree and implement Cabinet's agreed options to achieve the required savings.

OTHER OPTIONS CONSIDERED – Doing nothing is not an option given the implementation plan regarding the MTF.

Consideration has been given to further phasing the implementation of the options over the two year period. This presents a risk in terms of the expectation of the MTF, as it creates a financial pressure in 2017/2018.

Phasing the savings target reduces the impact and risk on the services in scope and allow for a more comprehensive review as part of the Council's wider commissioning programme. This, in part, minimises the reputational and communication risks.

LEASE OF NEW OXFORD HOUSE, OSBOURNE STREET, GRIMSBY

Cabinet considered a report from the Portfolio Holder for Finance, Resources and Inclusion on the lease in of New Oxford House, Osbourne Street, Grimsby.

RESOLVED –

- (1) That the principle of negotiating terms for a ‘lease in’ of the subject property which represents best value, be approved.**
- (2) That the Director of Finance, Operations and Resources in consultation with the Portfolio Holder for Finance, Resources and Inclusion, and the Monitoring Officer be delegated responsibility to ensure that all necessary actions are carried out in order to complete and approve the detailed terms of the lease.**
- (3) That until the lease is ultimately completed; the Council continues to occupy its current portfolio of offices.**
- (4) That the Monitoring Officer be authorised to complete all requisite legal documentation in relation to the matters outlined above.**

REASONS FOR DECISION – The phase one property rationalisation programme concentrates on the reduction of offices from 17 to 2/3 ‘Hubs’ to support the requirements of the organisation. A further key part of the programme is to enable closer working and retain and build on increased occupancy in both Cleethorpes and Grimsby town centres. This has primarily involved Council owned property. Following the conclusion of an in-depth feasibility study of Council owned property, the Grimsby Library offered a comparable proposal (office accommodation only) which would have resulted in a positive return over a longer term. However, the feasibility study is considered to not sufficiently address the strategic case supporting the role of the Council in enabling and facilitating investment which will directly influence the regeneration of the town centre through private initiative. Grimsby Library, along with other Council owned buildings is considered likely to be subject to further accommodation efficiencies in future. Decisions on these future options are yet to be determined but the relocation requirement is imminent. Therefore, the option to ‘lease in’ the subject premises is the preferred option.

OTHER OPTIONS CONSIDERED – To do nothing is not considered a viable option as the Council will remain in the current premises at Europarc. As part of the ethos of agile working, co-location, and closer

working with the Council's administration at the Municipal Offices, it is the intention that the relocation of colleagues to the town centre will not only be of benefit to the Council in potential savings to revenue expenditure, but also the potential in further efficiencies related to aligning working practices to those already being embraced by the organisation.

The use of and investment in a freehold, Council owned property, has been considered at the Grimsby Library building. However for the reasons outlined above, the use of the Grimsby Library for this purpose is not recommended. The requirement to relocate from an out of town 'leased in' premises is required imminently. This proposal meets this criteria, and the option to 'lease in' property at the subject premises is therefore the preferred option.