

## TRAFFORD COUNCIL

### DELEGATED EXECUTIVE MEMBER DECISION REPORT

**Report to:** Executive Member for Housing and Regeneration  
**Date:** 24<sup>th</sup> February 2021  
**Report for:** Decision  
**Report of:** Corporate Director, Place

#### Report Title

Proposed lease of former Acre Hall Children's Centre, Urmston to The Dunham Trust

#### Summary

This report seeks approval from the Executive Member, for the Council to proceed with granting a 10 year lease to The Dunham Trust (at an undervalue) to enable them to continue with the running of the Centre to benefit the children and families in the Locality of Urmston / Flixton.

#### Recommendation(s)

It is recommended that the Executive Member :-

- (i) Approves the grant of a 10 year lease of Acre Hall Children's Centre, Urmston subject to the heads of terms included in this report and
- (ii) Gives the Corporate Director for Place the authority to agree any minor amendments that may be required to be made to the heads of terms in order to facilitate the grant of a lease.
- (iii) Authorises the Corporate Director of Governance and Community Strategy to enter into any legal documents required to finalise the transaction.
- (iv) Authorises that this report should be considered as 'urgent business' and the decision exempted from the 'call-in' process

Contact person for access to background papers and further information:

Name: Rachel Crawshaw Roberts – Amey  
Extension: 07801 988123

Relationship to Corporate Priorities	N/a
Relationship to GM Policy or Strategy Framework	None
Financial	<i>There is not expected to be financial implications to the Council if the decision is made to grant a lease of the premises</i>
Legal Implications:	<i>Legal will draft the lease in accordance with the HoTs.</i>
Equality/Diversity Implications	None
Sustainability Implications	<i>No sustainability implications.</i>
Resource Implications e.g. Staffing / ICT / Assets	<i>Resource required to complete and manage the lease once in place</i>
Risk Management Implications	<i>No risk management implications.</i>
Health & Wellbeing Implications	<i>The proposed use of the accommodation will have a positive impact on the health and wellbeing for residents and young people in the Urmston / Flixton area.</i>
Health and Safety Implications	<i>No specific health and safety implications.</i>

## 1. Background

- 1.1 Acre Hall Primary School became an Academy in June 2013.
- 1.2 The Academy Transfer from the Council did not include the Sure Start Children's Centre which is located at the entrance to the site.
- 1.3 Due to budget pressures faced by Trafford Council, a decision was made to close the Sure Start Centres from 31<sup>st</sup> March 2015 unless any partners stepped forward to take on the running of the centres.
- 1.4 Discussions at the time were held with Elmridge Academy Trust (now The Dunham Trust) about them taking over the building and the associated running costs.
- 1.5 The Dunham Trust have occupied the building since the closure of the Sure Start Centres, however their occupation has not been formally documented.
- 1.6 The Sure Start Centres were built as part of a Government incentive to have a Children's Centre in every community and reaching out to children and their families. Part of the Grant Funding received paid for the construction of Acre Hall Children's Centre.
- 1.7 For the Council to ensure their compliance with the terms of the Grant Funding for the Children's Centres, the centres can only be used to support local families and to enhance the provision for Early Years in the Locality.
- 1.8 The Dunham Trust propose to continue their work at Acre Hall Children's Centre and support the families within the Urmston / Flixton area.
- 1.9 Executive Member approval is required as the proposed lease is at a peppercorn rental and not market value and therefore deemed to be a letting at undervalue.

The Heads of Terms agreed for the lease are set out below:-

<b>LANDLORD</b>	Trafford Council Talbot Road Stretford M32 0TH
<b>TENANT</b>	The Dunham Trust Hub Company number <b>08120128</b> Acre Hall School Irlam Road Flixton M41 6NA
<b>PROPERTY TO BE LEASED</b>	Former Acre Hall Childrens Centre Irlam Road Urmston M41 6NA Included associated car parking spaces.
<b>LEASE TERM</b>	A lease for a period of 10 years from the date of completion
<b>RENT</b>	A peppercorn rental of one pound (£1) if demanded
<b>USE</b>	The premises are to be used to support local families and to enhance the provision for Early Years in the Locality
<b>RATES AND UTILITIES</b>	The Lessee is to be responsible for the payment of business rates and utility costs in relation to the premises
<b>ASSIGNMENT AND SUBLETTING</b>	The Lease shall not be assigned in whole or part nor shall the Lessee part with the property
<b>ALTERATIONS</b>	The Lessee shall not carry out improvement or other major alterations to the premises without the consent in writing of the Council.
<b>REPAIRS</b>	The Lessee shall be responsible for all the repairs and maintenance to the premises and agree to take on the buildings in their existing condition
<b>INSURANCE</b>	The Lessee shall be responsible for the buildings and contents insurance for the property
<b>INDEMNITY</b>	The Lessee agrees to indemnify the Landlord against all claims for loss, damage, injury or other liability arising out of their use of the premises
<b>NUISANCE</b>	The Lessee shall not cause a nuisance or annoyance to the Council or any other occupier in the area
<b>OTHER CONDITIONS</b>	The Lessee agrees to provide a report detailing the continued proposed usage of the building to ensure that the use is in line with the Sure Start funding conditions. The report will be submitted to the Landlord.

	The Lease shall contain other conditions as deemed reasonably necessary in the circumstances by the Corporate Director for Governance and Strategy
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## **2. Other Options**

2.1. The other option available is :-

2.2 Not to offer a lease of the premises to the Dunham Trust and look at the Council running the Children's Centre however, this would have budget implications.

## **3. Consultation**

No consultation was required.

## **4. Recommendation**

It is recommended that the Council proceeds with granting a 10 year lease to The Dunham Trust to enable them to continue with the running of the Centre to benefit the children and families in the Locality of Urmston / Flixton.

## **Urgency of Decision**

This report should be considered as 'urgent business' and the decision exempted from the 'call-in' process for the following reason(s): It is connected to the transfer of assets from an academy chain to another which is due to complete very soon. This deadline could not be met if the decision was subject to call-in.

**Key Decision** (as defined in the Constitution): No

**Finance Officer Clearance** (type in initials) FF

**Legal Officer Clearance** (type in initials) TR

**[CORPORATE] DIRECTOR'S SIGNATURE** (electronic)



To confirm that the Financial and Legal Implications have been considered and the Corporate Director has cleared the report prior to issuing to the Executive Member for decision.