

**WRITTEN STATEMENT OF A KEY DECISION
CABINET MEMBER CONTRACTS & ASSETS**

ITEM:	JOINT CUSTOMER SERVICES HUB
Date of Decision:	2 June 2016
Exempt:	No
Confidential	No
This is a key decision because it is likely to result in the council incurring expenditure which is, or the making of savings which are, significant having regard to the council's budget for the service or function to which the decision relates.	
A notice was served in accordance with Part 3, Section 9 (Publicity in connection with key decisions) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.	
Urgency/Special Urgency: (As defined in Constitution)	No
Purpose:	To approve the development of Blueschool House as a joint customer services hub.

<p>Decision:</p>	<p>THAT:</p> <ul style="list-style-type: none"> (a) The establishment of a joint customer services hub at a refurbished Blueschool House with a total capital cost of £950k is agreed; (b) the council grant a lease to the Secretary of State for the Department of Work and Pensions for a part-use of Blueschool house for a 15 year term at £100k pa; (c) The majority of Regulatory and Planning Services currently based in Blue School House be relocated to Plough Lane with appropriate front line elements relocated to suitable accommodation in the city centre to reflect service delivery requirements; (d) on completion of refurbishment of Blueschool House, front facing services from Franklin house move to jointly occupy Blueschool house with Job Centre Plus services (currently located at St Nicholas House); (e) vacant possession of Franklin House is afforded and the building be declared surplus to operational requirement for redevelopment or disposal; and (f) the director of resources be authorised to take all operational decisions necessary to implement the project within the agreed financial envelope.
<p>Reasons for the Decision:</p>	<p>The scheme is part of the approved corporate property strategy 2016-2020.</p> <p>The principle of job centres being located within council premises was set out in the Chancellor's autumn statement of 2015.</p> <p>The proposal will generate a contribution of £700k from outside bodies to help deliver the scheme, regenerating a key site in the centre of the city of Hereford.</p>
<p>Options Considered:</p>	<p>Do nothing. This will not deliver the corporate property strategy 2016-2020 approved by cabinet on 11 February 2016 or the accommodation savings in the medium term financial strategy (MTFS). It will also not allow the council to free up Franklin House for redevelopment or a potential site for the development of university accommodation.</p> <p>Remain in Blueschool House (BSH) but not offer co-location with Department for Work and Pensions (DWP) but dispose of Franklin House. This is not recommended because the</p>

	<p>wider benefits to customers of co-location would not be achieved, and the financial efficiencies of co-location could not be delivered.</p> <p>Remain in Franklin House but not offer co-location with DWP and dispose of BSH. This is not recommended because the wider benefits to customers of co-location would not be achieved, and the financial efficiencies of co-location could not be delivered.</p>
<p>Conflict of Interest ■ (See below):</p>	
<p>Date the key decision is due to take effect:</p>	<p>8 June 2016</p>

<p>COUNCILLOR H BRAMERDate: 2 June 2016 Cabinet Member Contracts & Assets</p>
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- a record of any conflict of interest declared by any executive member who is consulted by the member which relates to the decision;

And

- in respect of any declared conflict of interest, a note of dispensation granted by the relevant local authority's head of paid service.