

Meeting of:	Cabinet
Date of Meeting:	Monday, 30 November 2020
Relevant Scrutiny Committee:	Corporate Performance and Resources
Report Title:	Holm View Vaccination Centre Provision
Purpose of Report:	To seek approval to agree an early surrender of the Legacy Leisure Lease of Holm View Leisure Centre and subsequently grant a two year Lease of the property to Cardiff and Vale University Health Board (the UHB) to enable the UHB to utilise the building as a Vaccination Centre for Covid-19.
Report Owner:	Executive Leader and Cabinet Member for Performance and Resources
Responsible Officer:	Miles Punter - Director of Environment and Housing Services
Elected Member and Officer Consultation:	Lorna Cross – Operational Manager, Property Matt Sewell - Accountant Neighbourhood Services Carolyn Michael - Operational Manager – Accountancy Carys Lord - Head of Finance / Section 151 Officer Committee Reports - Legal Cabinet Member for Leisure, Arts and Culture
Policy Framework:	This a matter for Executive decision by Cabinet
<p>Executive Summary:</p> <ul style="list-style-type: none"> • This report follows a request from the Cardiff and Vale University Health Board (the UHB) for assistance with establishing a location for a vaccine centre in the Vale of Glamorgan in preparation for when Covid-19 vaccines are approved. • Prior to the start of the pandemic earlier this year, Cabinet resolved that Holm View Leisure Centre be marketed for a community type use. Due to the restrictions imposed by the UK and Welsh Government as a result of the Covid-19 Pandemic, marketing was unable to progress. In the meantime, the Council has been approached by the UHB as outlined above. • Colleagues from the UHB have inspected Holm View Leisure Centre and have confirmed that the building is suitable for their proposed vaccination centre and have requested a 2-year Lease. • Given the need to ensure adequate and urgent provision of new vaccine centres in light of unprecedented challenges from covid-19, it is therefore proposed to suspend the marketing 	

exercise of the Holm View Leisure Centre and to grant a two-year Lease to the UHB on terms and conditions to be agreed. The UHB wish to Lease the whole building.

- An agreement relating to the early surrender of the existing Lease of the property to Legacy Leisure will need to be reached. Early discussions in relation to the proposed surrender have been positive.

Recommendations

1. That the Director of Environment and Housing Services, in consultation with the Head of Finance / Section 151 officer and the Monitoring Officer/Head of Legal and Democratic Services, negotiates the surrender of the current Lease of Holm View Leisure Centre with Legacy Leisure and the proposed new Lease to the UHB .
2. That Director of Environment and Housing Services, in consultation with the Head of Finance / Section 151 officer, the Monitoring Officer/Head of Legal and Democratic Services and the Executive Leader and Cabinet Member for Performance and Resources, be authorised to grant a two year Lease, with break clauses, of Holm View Leisure Centre to the UHB for use as a vaccination centre and other associated uses, subject to recommendation 1 above.
3. That the Monitoring Officer/Head of Legal and Democratic Services be authorised to complete all necessary documentation to affect the surrender of the existing Legacy Leisure Lease and to complete the new Lease to the UHB.
4. That marketing of the building be re-commenced during 2021 to allow sufficient time for bid proposals to be considered and a successful bidder confirmed, ensuring that the building is beneficially occupied as soon as possible after the UHB's lease expires.
5. That the urgency procedure set out at Section 14:4 of the Council's Constitution be used in respect of Recommendations (1) – (4) above.

Reasons for Recommendations

1. To enable a vaccination centre to be established in the Vale of Glamorgan in preparation for a working Covid-19 vaccine.
2. To allow a new Lease to be issued to the UHB.
3. To allow for the completion of all necessary documentation to affect the surrender of the existing Lease to Legacy Leisure and completion of a new Lease to the UHB.
4. To ensure the marketing isn't delayed any longer than required and a beneficial use found for the building as soon as possible following the cessation of the UHB requirement.
5. To ensure that the building can be occupied as soon as possible to ensure that there are no delays to any Covid vaccination programme.

1. Background

- 1.1 A request was received from the UHB for assistance with identifying a potential mass vaccination centre in the Vale of Glamorgan, specifically within the Barry area, in readiness for use when a suitable vaccine for Covid-19 becomes available. The vaccination centre will be one of three such sites located within the UHB area and will be part of a mixed model for any vaccination programme.

2. Key Issues for Consideration

- 2.1** Holm View Leisure Centre was immediately identified as meeting all the criteria required by the UHB without having a significant effect on any other Council services. Cabinet had previously resolved to declare Holm View Leisure Centre as surplus to requirements and gave authority for the property to be marketed for a Community type use (Cabinet minute C246 refers). Estates officers were in the process of drafting a marketing brief and putting together tender material, however, the process was delayed due to the Government restrictions on property marketing/viewings etc as a result of the Covid-19 Pandemic. Given that there is now a public health requirement for a mass vaccination centre, it is recommended that marketing is suspended until it can be adequately planned and undertaken or failing that until such time as the UHB no longer has a requirement for such a facility. Legacy Leisure currently have a Lease in place for Holm View Leisure Centre which is due to expire in Spring 2021, but they have indicated that they are willing to surrender this Lease at the earliest opportunity (which they had indicated that they would do in the event that the planned marketing exercise had identified a new tenant).
- 2.2** The UHB have already undertaken various visits and surveys at Holm View Leisure Centre and have indicated that they would take over responsibility for the whole of the building, although they are likely to only use certain areas. They are considering putting a temporary call centre at the site in addition to the vaccination centre but at the time of preparing this report, that has not been confirmed. Discussions have been held about whether it would be suitable to accommodate other potential users at the same time, but it is understood that this could result in concerns relating to the planned use of the site and the need to adhere to social distancing and security requirements.
- 2.3** The short term Lease for the building, proposed for two years (subject to an earlier break clause should the facility not be required before the expiration of the 2 year Lease term), will be on the basis of a full repairing lease, although it is acknowledged that certain parts of the building require investment and as such the UHB will need to invest in the building to bring the areas that they are looking to occupy into reasonable condition. The building will be returned to the Council in no worse a condition than at the date of the Lease and a condition survey, paid for by the UHB, is already being undertaken.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1** The proposals in the report are designed to assist with the current Covid-19 Pandemic.
- 3.2** Prevention: The provision of a mass vaccination centre in the Vale of Glamorgan is seen as essential in the long-term prevention of future Covid-19 cases.

- 3.3** Integration: The new Covid-19 mass vaccination centres will form part of an integrated approach to a planned immunisation programme.
- 3.4** Collaboration: Working collaboratively with the Health Authority in the current environment is clearly in the best interests of all residents and making a building available in the short-term is a simple but important contribution.
- 3.5** Involvement: Whilst there has been limited time for involvement or consultation in relation to the use of Holm View Leisure Centre as a vaccination centre, the solutions and long-term benefits to the population are relatively clear. Issues such as transport links have been considered and plans are being actively progressed.
- 3.6** The proposals in this report are also consistent with the new Corporate Plan.
- 3.7** Given the urgency, Emergency Powers were sought in October to enable officers to commence urgent formal negotiations with Legacy Leisure for the surrender of their lease back to the Council and to also authorise officers to commence Heads of Terms negotiations with the UHB for a new short term lease.

4. Resources and Legal Considerations

Financial

- 4.1** There will be no increased cost commitment to the Council. The UHB will be responsible for all costs associated with Holm View Leisure Centre during their tenancy. In addition, they will pay an Annual rental of £4,000 per annum to the Council.

Employment

- 4.2** It is likely that additional temporary posts will be required by the UHB to support the vaccination centre once it is ready to open, however, there are no direct employment considerations for the Council.

Legal (Including Equalities)

- 4.3** As the proposed Lease is for a term of 2 years, it does not fall within the requirements of s123 Local Government Act 1972 which require any disposal to be for the best consideration that can reasonably be obtained.
- 4.4** Legal Services will draft and negotiate the Deed of Surrender with Legacy Leisure and this will need to complete prior to, or simultaneously with, the new Lease to be negotiated with the UHB. The new Lease to UHB will be outside of the security of tenure provisions contained within the Landlord and Tenant Act 1954, meaning the UHB will not have any right to remain on the property following the expiry of the fixed 2 year term and the property can be re-marketed after this time.

- 4.5** The Council has considered the requirements of the Well Being of Future Generations (Wales) Act 2015 and the 7 well-being goals in the proposal for the new Lease to the UHB. There are no human right implications arising from this report.

5. Background Papers

None