

**Ernest Stevens Trusts Management Committee – 13<sup>th</sup> February 2017**

**Report of the Strategic Director of Place**

**Ernest Stevens Trust – Temporary use of space at Mary Stevens Centre during refurbishment and extension works at Mary Stevens Hospice**

**Purpose of Report**

1. To consider the request to grant Mary Stevens Hospice temporary occupation of spaces/rooms at Mary Stevens Centre for the duration of the refurbishment and extension works by way of a lease.

**Background**

2. Mary Stevens Centre is part of the Ernest Stevens Trust and Dudley Borough Council are the Trustees. The function of Trustee has been delegated to the Ernest Stevens Trusts Management Committee by the Council's constitution.
3. Mary Stevens Hospice hold a 50 year lease from the Council (as Trustees of the Ernest Stevens Trust) of land and premises at Hagley Road, Stourbridge from 30 October 1990. Consent was granted by the Ernest Stevens Trust Management Committee at its meeting on 13<sup>th</sup> July 2016 for a new lease with a minimum 75 year term and for refurbishment and extension works to the Hospice to be carried out.
4. Age Concern who occupies the whole of the ground floor at Mary Stevens Centre has offered to accommodate the Hospice for the duration of the refurbishment and extension works.
5. The Hospice intends to use the ground floor dining room wing for the Fundraising and Lottery Team, whilst they temporarily relocate the Day Unit to offices in the Hospice's lower car park.
6. Should consent be granted by the Ernest Stevens Trust Management Committee, the Hospice would like to get contractors in very soon afterwards to make the dining room wing of the Mary Stevens Centre fit for their occupancy. The main work will be redecoration and the creation of new male and female toilets along with a new tea point.
7. Furthermore, work is required to the offices that have been offered to the Hospice along the main corridor (redecoration, installation of IT, telephones, security considerations, office furniture, etc.) before they can relocate their Finance Department and other non-clinical staff, who will be displaced from the Day Unit itself. The Hospice would like this to start at around the same time with the minimum of inconvenience to Age Concern and other occupants.
8. It is important to emphasise that the Hospice are not proposing to use any of the spaces offered for clinical use and on reflection they believe that the temporary use of the Fundraising and Lottery building is a preferable option for many reasons. The Hospice will be required to make a contribution towards utility costs and repairs for the space they occupy and for which they have budgeted.

9. Current estimates are that the project will complete in June 2018, though the Hospice may be able to move out of the Centre before that once the first floor extension (the initial element of the work) is completed – having added value to the building and helped defray the cost of running it in the process.
10. Consent is therefore required by the Ernest Stevens Trust Management Committee to grant Mary Stevens Hospice temporary occupation of spaces/rooms at Mary Stevens Centre by way of a lease for the duration of the refurbishment and extension works, on terms and conditions to be negotiated and agreed.

### **Finance**

11. There are no financial implications to the Trustees

### **Law**

12. The Council is the registered Trustee of the charity and in accordance with the Councils Constitution has delegated the administration of the charity to this Management Committee.
13. Section 139 of the Local Government Act 1972 empowers the Council to accept, hold and administer gifts of property, where it enables them to discharge any of their functions and where the gifts are for the purposes of benefiting the inhabitants of their area.
14. The Law relating to Trusts which are charitable is contained in various legislations. The key legislation being the Charities Acts 1960, 1992, 1993, 2011 and the Trustees Investment Act 1961.

### **Equality Impact**

15. The proposal takes into account the Council's equal opportunities policies.

### **Recommendation**

16. It is recommended that the Ernest Stevens Trust Management Committee consider the proposal to approve Mary Stevens Hospice temporary occupation of spaces/rooms at Mary Stevens Centre for the duration of the refurbishment and extension works and any other rooms/spaces that become available and agreed, on terms and conditions to be negotiated and agreed by the Strategic Director of Place.



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**Alan Lunt**  
**Strategic Director of Place**

Contact Officer: Sonia McLean – Property Manager  
Telephone: 01384 815321  
Email: [sonia.mclean@dudley.gov.uk](mailto:sonia.mclean@dudley.gov.uk)

### **List of Background Papers:**

- Council Directorates comments.
- Plan of Ground and First Floor Rooms