

investing

in Nottinghamshire
Programme

Investment in Beeston



Utilising our property and land assets
to transform the way we work whilst driving
economic regeneration in our local communities



**Nottinghamshire
County Council**

Background

Prospect House (Beeston, NG9 2JR) is a base for Adult Social Care and Health (ASCH) and Children and Families Services (CFS).

Status: Nottinghamshire County Council occupy Prospect House through leasehold arrangements. Vacating the property would require NCC to serve notice on the landlord of between 6 and 12 months.

Services:

Teams	Full-time equivalents (FTEs)
Adult Social Care and Health (ASCH)	83.47
Children and Families Services (CFS)	24.66
Chief Executive's Place	9.8
2	2
TOTAL	119.93

Annual
ground rent
of Prospect House
£110,000



Annual running
costs of Prospect
House 2018/19
£91,515



Planned maintenance
of Prospect House
£223,004



Stakeholder engagement: Key stakeholders from services have been part of ongoing feasibility work, including regular stakeholder engagement meetings, reviews of shortlisted options, and determination of service requirements.



Service requirements:

- Space for CFS conferences (16-20 seats) and/or CFS contact
- Co-location of Community Learning Disability Team (CLDT) with Mental Health
- Co-location of Short Term Assessment and Reablement Team (START) and Short Term Independence Service (STIS) for south of the county
- Staff car parking provision, a desk ratio in adherence with Smarter Working principles, and meeting and private supervision space
- Additional space for touchdown

Proposal

Options: 22 sites were longlisted and 3 were shortlisted.

Beeston Children's Centre (Beeston, NG9 1GR)	<input checked="" type="checkbox"/> Partial Solution
Middle Street (Beeston, NG9 2AB)	<input checked="" type="checkbox"/> Cost of re-design: £20,766.91 (actual)
Trent Bridge House (West Bridgford, NG2 6BJ)	<input checked="" type="checkbox"/> Cost of re-design: £9,139.51 (actual)

Proposal: It is proposed to surrender the lease of Prospect House and relocate staff elsewhere in Beeston and West Bridgford, according to service needs. ASCH services will be relocated to **Middle Street Resource Centre**, following the creation of additional desk capacity through the implementation of Smarter Working principles, and vacant space at **Trent Bridge House**.

CFS services with associated business support will be relocated to **Beeston Children's Centre** following its refurbishment to create an office base with conferencing and contact facilities, and the creation of additional and shared car parking with the adjacent youth centre, subject to planning approval. With the exception of Trent Bridge House, these sites are wholly owned by Nottinghamshire County Council.



This solution was agreed by stakeholders and board in consultation with NCC Property Services. Early delivery of the Middle Street and Trent Bridge House moves took place in autumn 2019. Beeston Children's Centre was declared surplus at the Children and Young People's Committee on 10 February 2019.



**Estimated
investment
in Beeston**

£1,125,000

Benefits to be achieved (non-financial):

- **To deliver better public services by offering more local and accessible services across Nottinghamshire county:** 68.2% of Broxtowe ASCH service users and 63.3% of Broxtowe CFS service users have home postcodes closer to Beeston than Eastwood. Retaining a base in Beeston therefore ensures a continued local offer. Additionally, the proposed locations provide improved public transport links, including Beeston railway station within walking distance.
- **Deliver better public services with improved outcomes by enabling joined up access to services:** Relocating ASCH and CFS staff to these sites will enable close contact and partnership working with relevant agencies, including Middle Street Resource Centre, which provides community-based mental health provision and a platform for communication with the local community through its café and workshop provision.
- **To increase productivity of our workforce through improved ways of working and a modern office environment:** The refurbishment of Beeston Children's Centre would provide a modern working environment, improving staff morale and productivity, and can be designed around Smarter Working principles (e.g. as a flexible shared workspace offering a choice of work environments, supported by excellent ICT).



Impact on Service Users

68.2% of CFS service users live closer to Beeston than Eastwood.

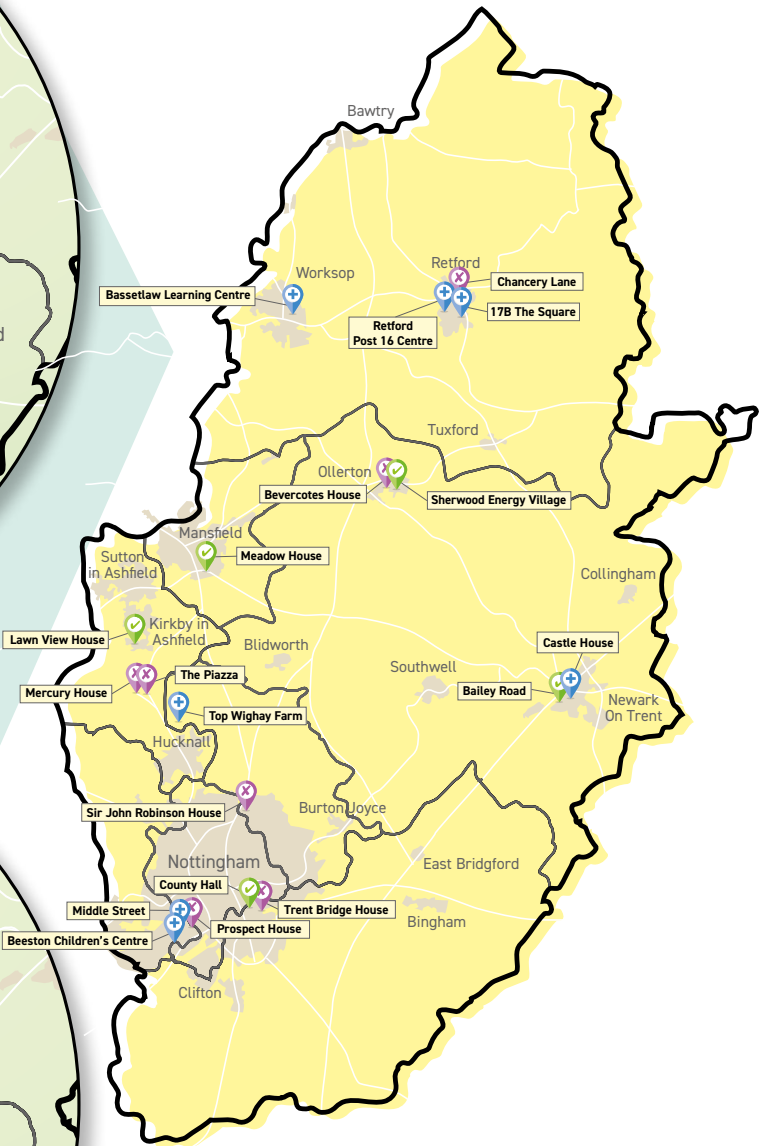


● Home postcodes of all Children, who have been subject to a child in need or child protection plan in the last 12 months, or who are currently looked after.



63.3% of ASCH service users live closer to Beeston than Eastwood.

● Home postcodes of adults, aged 18 and over with social care-related activity in 2018/19 (includes assessments, reviews, some carers, MH Act and S42 safeguarding)



Category of building

- Current buildings to exit
- Proposed options
- Retained Offices

Programme Principles

	BCC	MS	TBH
 Maximise strategic impact	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Productivity and effectiveness	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Operational need	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Local communities	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Embeds Smarter Working principles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Value for money	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Council asset	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Less overall travel (staff and service users)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Efficient facilities management	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Environmental impact	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



Principle Met



Principle Not Met



No Change