

Office Provision in Arnold & Carlton



Background

Sir John Robinson House (also known as Home Brewery Building; Arnold, NG5 6DB) is a large office base for Children and Families Service (CFS) and Adult Social Care and Health (ASCH). It also provides contact and conferencing facilities for CFS.



Status: Sir John Robinson House is wholly owned by Nottinghamshire County Council.

**Annual running costs
of Sir John Robinson
House 2018/19**

£174,007 

 **Planned
maintenance of
Sir John Robinson House**

£183,511

Services:

Teams	Full-time equivalents (FTEs)
Adult Social Care and Health (ASCH)	105.8
Children and Families Service (CFS)	145.1
Chief Executive's	35.3
Place	3
TOTAL	289.2

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






Service requirements:

- Arnold identified as preferred location for front-line social care services due to the proximity of their service users; other services are flexible in their end location
- Meeting and private supervision space
- Conferencing facilities and childcare contact space
- Car parking provision
- Storage space for OT equipment
- Additional touchdown space for visiting colleagues
- Co-location with key local government partners

Proposal

Proposal: It is proposed to release Sir John Robinson House (Arnold, NG5 6DB) to public sector partners through lease arrangements.

Options: 25 sites were longlisted and 4 were shortlisted, based on their size and proximity to service users. The options appraisal considered options to obtain new office accommodation but could identify no suitable properties on the market.

Civic Centre, Arnot Hill (Arnold, NG5 6LU)	 Dismissed due to costs (capital outlay and lease)
West Bridgford Campus (West Bridgford, NG2 7QP)	 Dismissed due to distance from the service users
Top Wighay (near Linby, NG15 8AZ)	 Partial solution
Former Carlton Children's Centre (Carlton, NG4 2HU)	 Partial solution
Sir John Robinson House (Arnold, NG5 6DB)	 Partial solution

Due to an expressed interest from a public sector partner (unnamed for reasons of commercial sensitivity), it is proposed that Nottinghamshire County Council release Sir John Robinson House. As part of this arrangement, services benefiting from co-location would continue to occupy space in the property, thereby both retaining local service provision and securing a revenue income stream.

It is also proposed to relocate a number of other non-geographically bound teams. This will include relocating the Children and Families Contact Service to the former Carlton Children's Centre (Carlton, NG4

2HU) and Schools and Family Specialist Services and Integrated Community Equipment Loan Service (ICELS) to the proposed new purpose-built office accommodation at Top Wighay (Linby, NG15 8AZ).

The option of relocating all staff to this development was considered as a single solution, but modelling demonstrated a detrimental impact on service efficiency and service users given its location in the north of Gedling, a significant distance from the high densities of CFS and ASCH service users in Arnold and Carlton.



**Estimated
investment
in Arnold & Carlton
£220,000**

Benefits to be achieved (non-financial):

- To deliver better public services by offering more local and accessible services across Nottinghamshire county: Only 4.4% of Gedling ASCH service users have home postcodes more than 5 miles from both Arnold and Carlton. Only 4.8% of Gedling CFS service users have home postcodes more than 5 miles from both Arnold and Carlton. Retaining ASCH and CFS office bases, contact and conferencing services in Arnold would therefore ensure an excellent local offer, maintaining minimised travel times for both service users and staff.
- To increase productivity of our workforce through improved ways of working and a modern office **environment**: The refurbishment of the former Carlton Children's Centre, in addition to the new build at Top Wighay, 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).



AERIAL LOCATION PLAN

Impact on Service Users

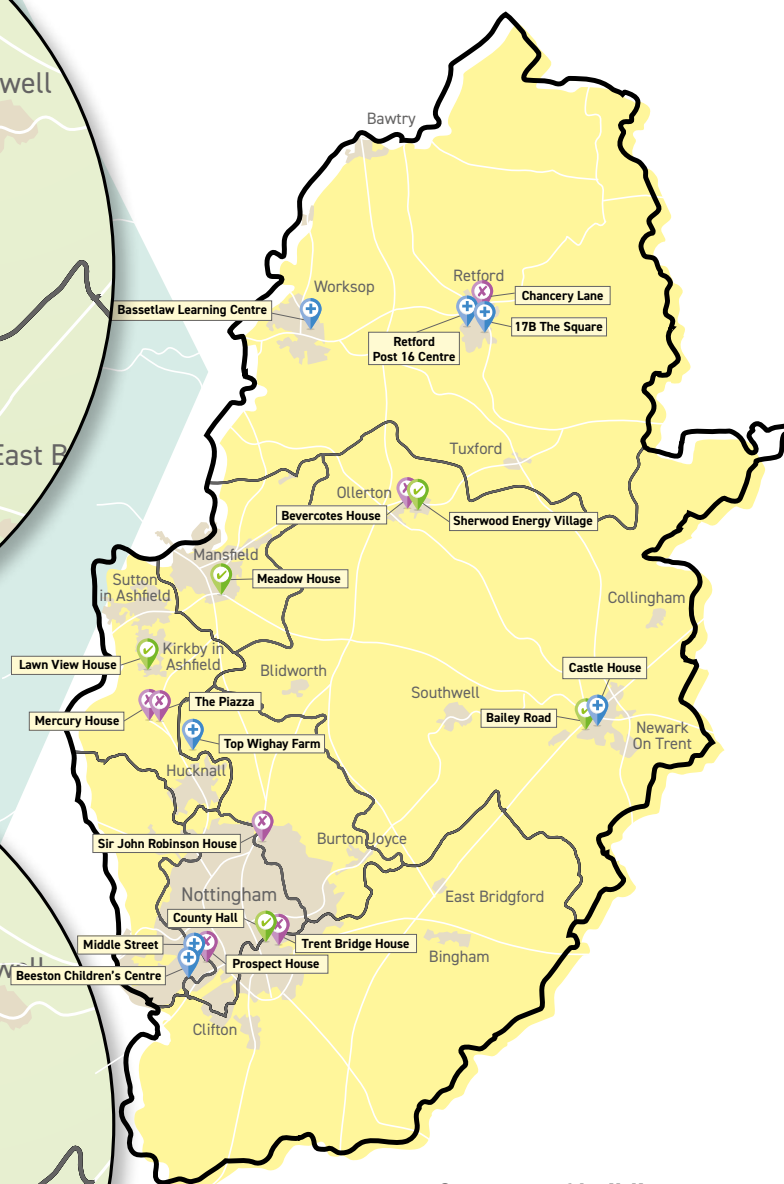
84.5% of CFS service users live within 5 miles of both Arnold and Carlton.

● 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.



82.8% of ASCH service users live within 5 miles of both Arnold and Carlton.

● 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

SJRH

	Maximise strategic impact	
	Productivity and effectiveness	
	Operational need	
	Local communities	
	Embeds Smarter Working principles	
	Value for money	
	Council asset	
	Less overall travel (staff and service users)	
	Efficient facilities management	
	Environmental impact	



Principle Met



Principle Not Met



No Change