

investing

in Nottinghamshire
Programme

Investment in Workshop & Retford



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



**Nottinghamshire
County Council**

Background

Chancery Lane (Retford, DN22 6DG) is a base for Children and Families Service (CFS), in addition to housing the Retford Registration Service and its ceremonial room. Current provision for CFS in Worksop, one of the largest urban concentrations in the north of the county, is limited to three small bungalows adjacent to Bassetlaw Learning Centre (Worksop, S80 SLJ), which provide contact services. Service user postcode analysis has demonstrated the need for a CFS base and conferencing facilities in Worksop, while retaining local provision in Retford.

Status: Chancery Lane is built on land held under a 75-year lease commencing 09/09/1964, with 19 years remaining. Any decision to vacate would therefore be subject to negotiations with the land owner.




Services:

Teams	Full-time equivalents (FTEs)
Children and Families Service (CFS)	36
Chief Executive's	8.1
Place	4
TOTAL	48.1

Annual ground rent of Chancery Lane

£600

Annual running costs of Chancery Lane 2018/19

£53,716

Planned maintenance of Chancery Lane

£315,183

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

Service requirements:

- Local service provision to be retained, including office accommodation in both Worksop and Retford
- Worksop identified as the preferred base for CFS, in addition to a Retford touchdown

- Space for the Contact Service to operate in both Retford and Worksop
- Conferencing facilities in both Retford and Worksop
- Staff car parking provision, desk ratio, and meeting and supervision space
- Touchdown for Adult Social Care and Health (ASCH) staff currently based at Sherwood Energy Village
- Partnership working to retain local registration provision

Proposal

Options: 28 sites were longlisted and 5 were shortlisted.

Retford Post-16 Centre (Ordsall, DN22 7EA)	<input checked="" type="checkbox"/> Partial solution
17B The Square (Retford, DN22 6DE)	<input checked="" type="checkbox"/> Partial solution
Bassetlaw Learning Centre (Worksop, S80 SLJ)	<input checked="" type="checkbox"/> Partial solution
Sherwood Energy Village (Ollerton, NG22 9FE)	<input checked="" type="checkbox"/> Dismissed due to location and proximity to service users
North Worksop Children's Centre (Worksop, S81 7LU)	<input checked="" type="checkbox"/> Dismissed due to size/current usage

Proposal: It is proposed to vacate **Chancery Lane** and relocate staff to various sites in Worksop and Retford.

Bassetlaw Learning Centre is owned by Nottinghamshire County Council and is currently not in use. The site is in a central location, close to Worksop Bus Station and within walking distance of the town centre. It has been determined that retaining and refurbishing the existing building to provide a base for Children and Families Services, with both contact and conferencing facilities, would be cost-prohibitive. It is therefore proposed to construct purpose-built office accommodation on the site, following demolition of the existing building. This will enable any surplus land on the site to be sold to generate capital receipts.

Retford Post-16 Centre is partially vacant and is a building for which NCC currently holds a Private Finance Initiative (PFI) agreement. It is proposed to provide a temporary CFS base in this building (in a self-contained area with a separate entrance) to enable an early vacation of Chancery Lane, and permanent conferencing, contact, and touchdown facilities following the completion of the new build in Worksop. The site is adjacent to Retford Leisure Centre, close to Retford Railway Station, and within walking distance of the town centre.

17B The Square is located within Retford town centre and adjacent to the Grade II-listed Retford Town Hall, which provides a wedding service. It is proposed to lease office space in this building to accommodate Registration Services.



**Estimated
investment
in Worksop & Retford
£2,752,500**

Benefits to be achieved (non-financial):

- To deliver better public services by offering more local and accessible services across Nottinghamshire county: 62.68% of Bassetlaw CFS service users have home postcodes closer to Worksop than Retford. Relocating some CFS staff to a Worksop base would therefore provide an enhanced local offer, reducing travel times for both service users and staff.
- To increase productivity of our workforce through improved ways of working and a modern office environment: There is evidence to support the contribution made to the recruitment and retention of social workers through the provision of suitable office accommodation. The new-build in Worksop and partial refurbishment of the Retford Post-16 Centre would provide modern working environments, 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). Additionally, 65.4% of staff currently based at Chancery Lane have home postcodes closer to Worksop than Retford.

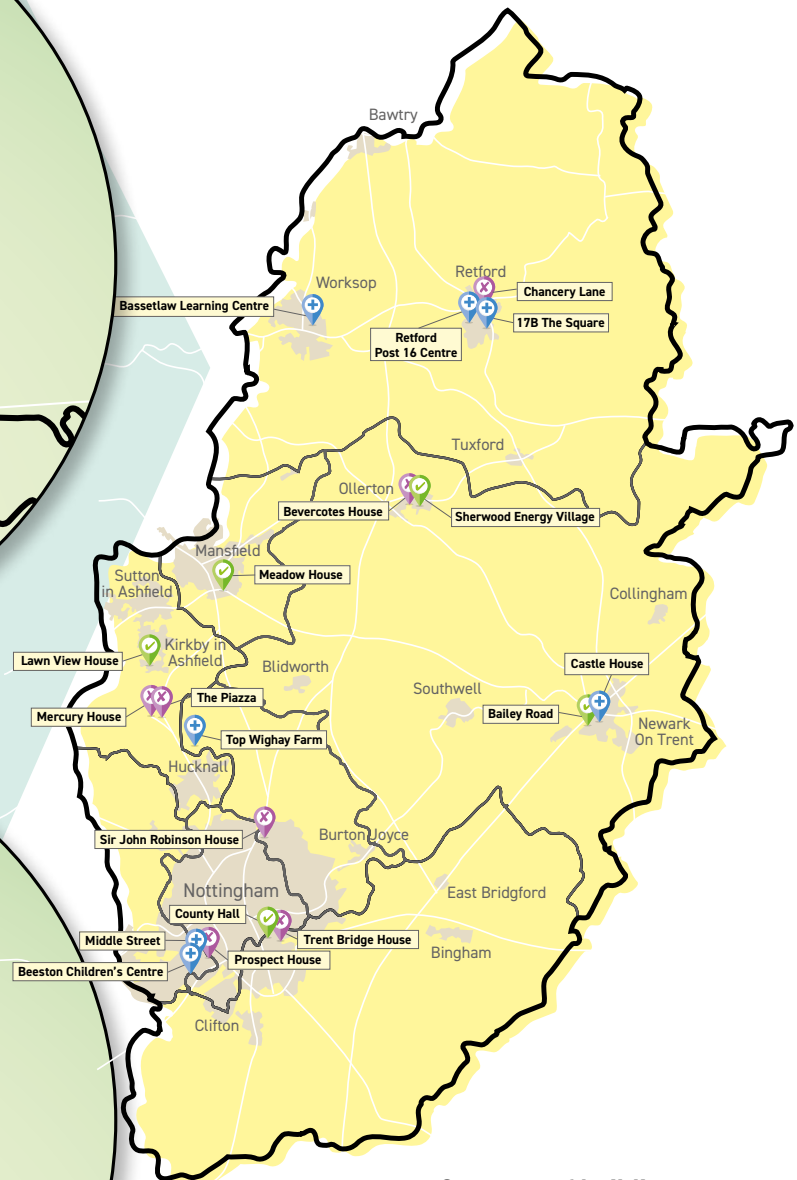
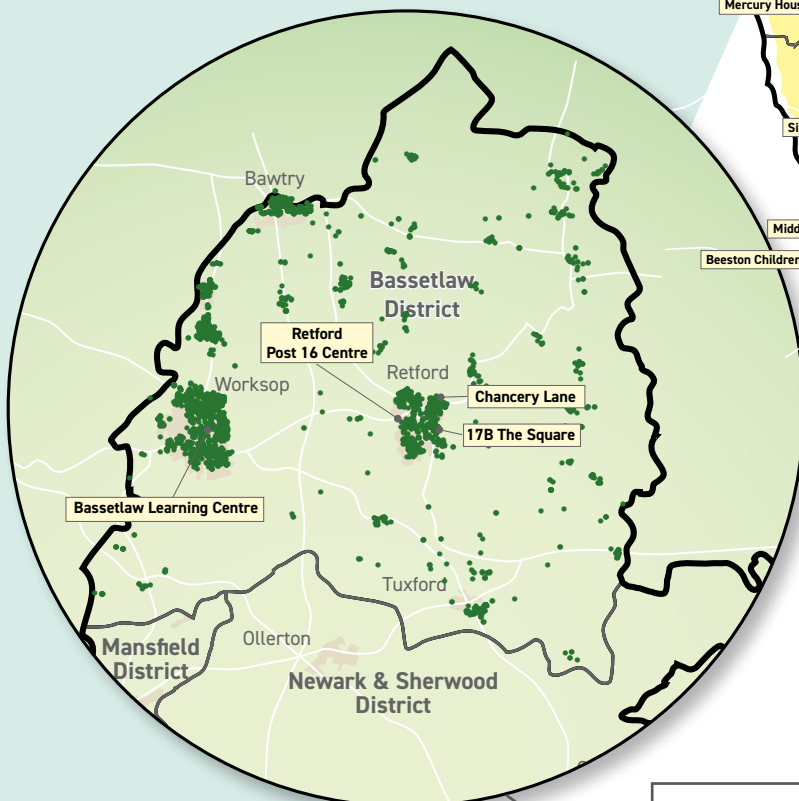
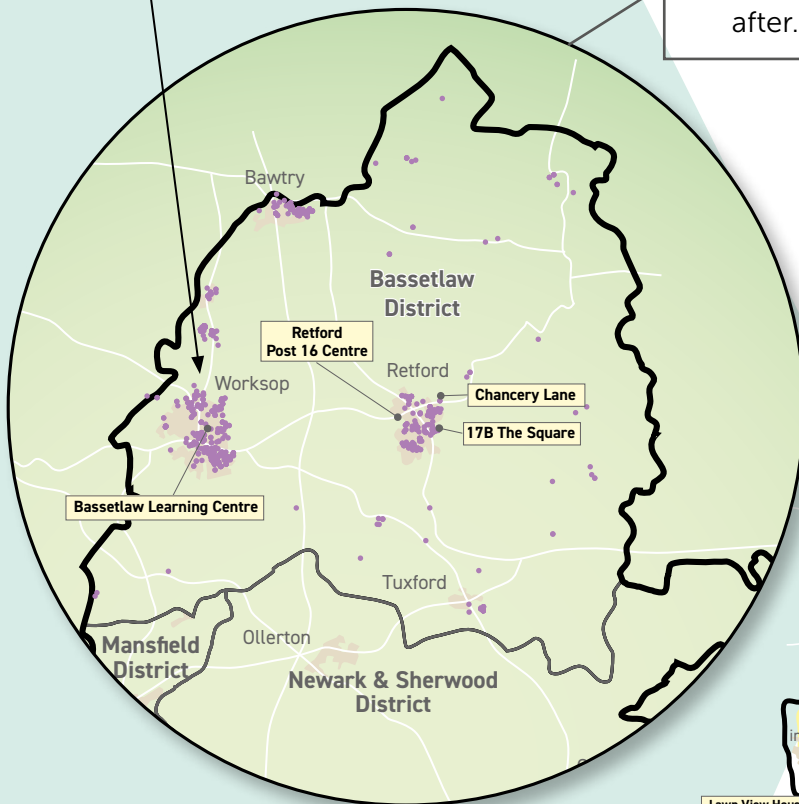


Retford Post 16 Centre

Impact on Service Users

62.68% of CFS service users live closer to Worksop than Retford

● 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.



Category of building

- Current buildings to exit
- Proposed options
- Retained Offices

● 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)

Programme Principles

	Retford Post-16	BLC	17B
 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 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 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