



REPORT OF THE CHAIRMAN OF THE OVERVIEW COMMITTEE

OUTCOMES OF THE SCRUTINY REVIEW OF COUNCIL OFFICE BUILDINGS

Purpose of the Report

1. To share with Overview Committee the findings that have arisen from the task and finish review of Council Office Buildings.
2. To seek the endorsement of the committee for the recommendations from the scrutiny task and finish review of Council Office Buildings to be submitted to the Cabinet Member for Economic Development and Asset Management for their consideration.

Information

Background

3. At the meeting of the Overview Committee held on 7 September 2022 the Overview Committee's Work Programme for 2022/23 was considered and approved. For an item to be included on the Work Programme consideration was given to the following three questions.
 - Was the issue one where scrutiny could make a positive impact, or where scrutiny could make a difference?
 - Was the issue a strategic Council priority, as detailed in the Nottinghamshire Plan?
 - Was the issue one that was of interest to, or made a significant impact on residents across Nottinghamshire?
4. Members of the Overview Committee, having given regard to these questions, agreed that an in-depth scrutiny review of the Council's current building portfolio should be carried out. Members were keen to learn about the Council's current office building portfolio and how it could best be used to support the delivery of the Council's strategic priorities, and as such support the delivery of the best possible services to the residents of Nottinghamshire.

Scoping the Review

5. Subsequently work was carried out to "scope" the review. This work was carried out by the Chairman and Vice-Chairman of the Overview Committee, in consultation with the Service Director - Investment and Growth and other officers. This work identified the key objectives for review as well as setting out the strategic context in which the issues involved would be considered.
6. As a result of the scoping work that was carried out the key objectives that would guide the review were identified as being:

- To gain an understanding of how the Council's buildings that made up its office accommodation were currently being used and of the costs of maintaining these buildings, both currently and into the future.
- To establish what the Council's building portfolio of office accommodation should look like into the future to enable the Council to sustainably deliver the best possible and value for money services to Nottinghamshire residents.

In the context of the review the scoping process identified that there were a series of office projects (Hubs) that the Council had identified, and that as such should be considered as the 'core estate' and beacons for the future. These sites were:

- Hub 1 – Top Wighay, Hucknall
- Hub 2 – Worksop
- Hub 3 – Retford post-16
- Hub 4 – Beeston Central
- Hub 5 – Mansfield Hub

As such, it was agreed that members of the review group would consider the 'remaining estate' during the review. The buildings that made up the remaining estate were identified as being:

- County Hall, West Bridgford
- Trent Bridge House, West Bridgford
- Meadow House, Mansfield
- Lawn View House, Sutton-in-Ashfield
- Sir John Robinson House, Arnold
- Welbeck House, Ollerton
- Thoresby House, Ollerton

Link to Council Priorities

7. As noted at paragraph two, the work of the Council's scrutiny function should always be focussed on supporting delivery of the Council's strategic priorities, which will in turn support the delivery of the best possible services to the residents of Nottinghamshire. The work that was carried out in scoping the review identified that a review of the Council's current portfolio of buildings supported a wide range of strategic priorities, as well as the strategies and policies that underpinned them.

Investing in Nottinghamshire

8. At the meeting of the Policy Committee that was held on 20 March 2019 an ambitious programme of activity under the banner "Investing in Nottinghamshire: Making the Best Use of Council Premises" that would support the best future use of the Council's major office and service buildings, was approved.

The Investing in Nottinghamshire programme is driven by an ambitious set of principles. These original principles were summarised in the report to Policy Committee on 20 March 2019 as:

- Maximising the strategic impact of the location of the Council's office estate and the use of the Council's assets for economic impact and regeneration.
- Improving the mobility, productivity and effectiveness of our workforce and services through, new technology and service integration (delivering an average 6:10 desk ratio)
- Developing fit for purpose accommodation that supports modern service models, including integrated working.
- Ensuring the Council has appropriate buildings in its main communities.
- Making maximum use of the Council's current assets whilst releasing surplus accommodation.
- Prioritising office accommodation owned by the County Council rather than that leased from the market.
- Delivering effective and efficient facilities management services to ensure safe and sustainable offices for staff and the public.
- Reducing environmental impact through work to reduce the carbon footprint of the Council's estate and delivering improved work transport/access solutions for staff.

In addition, Investing in Nottinghamshire will:

- Deliver better public services and improved outcomes for Nottinghamshire residents.
- Bring forward investment, jobs and housing in Nottinghamshire through unlocking major developments on Council-owned land.
- Right-size the Council's office estate, thereby minimising long term maintenance requirements.
- Generate substantial capital receipts over the life of the programme.
- Reduce revenue running costs associated with the Council's main premises.
- Offer opportunities to grow commercial revenue income.

Since the original programme was approved there have been a series of follow-on updates to the original plans to take into account changing circumstances, most notably the impact of the Covid-19 pandemic and the consequent acceleration of hybrid and remote working across the Council that it created.

The Climate Emergency

9. In May 2021 the Council declared a Climate Emergency that built on its previous commitment to be Carbon neutral in all its activities by 2030. In order to support this ambition, the Council is committed to improving its management of services, resources, land and other property assets to reduce its impact on and to enhance the natural environment. The activities that will support this objective are detailed in the Nottinghamshire Plan 2021 – 31.

The Nottinghamshire Plan 2021 - 2031

10. The Nottinghamshire Plan 2021 – 31 details the Council's ambition of "*A healthy, prosperous and greener future for everyone*" and details a series of commitments around making the Council's properties more energy efficient and having a reduced Carbon impact on the

environment. Specifically in relation to the Council's portfolio of buildings, over the next four years the Council will:

- **Improve the sustainability of Council owned land and property assets** - We'll make our properties more energy efficient and use less carbon. We'll boost the amount of renewable energy we produce, so our land and buildings become more energy efficient.
- **Reduce our energy and water use** - We'll reduce energy use at our offices through our Energy Strategy and will achieve a 5 -10% energy and water reduction each year. We'll finish converting all street lighting to energy efficient LEDs by 2026.

Other Council Plans and Priorities

11. In addition to supporting the further delivery of the Investing in Nottinghamshire Programme and of the Nottinghamshire Plan, a review of the Council's current office buildings portfolio that would look to consider how they could be best used in the most effective and efficient way also supports the delivery of following Council strategies and priorities:

Medium-Term Financial Strategy

The Council continues to operate in an extremely challenging and uncertain financial environment following a period of significant budget reductions, on-going spending pressures and the Covid-19 pandemic.

Customer Access Strategy

A global shift to 'digital by default' has seen access to many Council services move online and has changed the requirements of the physical locality presence for the corporate office estate. A physical office location is however still a requirement for some front-line services.

Hybrid Working Strategy

The Council's Hybrid Working Strategy that was approved by Policy Committee in July 2021 states that "*A modern workspace is no longer the place that you go, it is what you do and how you do it*". The Strategy also states that one of the key principles in its delivery as "*Our approach will maximise spatial and financial efficiencies and be environmentally sustainable in a reduced county-wide estate.*".

The Review process

12. The members of the review group were:

- Councillor Boyd Elliott (Chairman)
- Councillor Anne Callaghan BEM
- Councillor Glynn Gilfoyle
- Councillor Eric Kerry
- Councillor Sam Smith

13. The review was carried out using a variety of different methods, including informal meetings, the consideration of written evidence and site visits. The different stages of the review are detailed below.
14. The first meeting of the review group took place on Thursday 20 October where members carried out site visits to Thoresby House, Welbeck House, Meadow House, Lawn View House, Sir John Robinson House and Trent Bridge House. These site visits provided members with the opportunity to view the buildings that would be considered as part of the review and to gain an understanding of the buildings and how they were currently being used by the Council to accommodate staff and to deliver services.

Members were accompanied on the visits by Matt Neal - Service Director of Investment and Growth, Neil Gamble - Group Manager - Property Asset Management, Amanda Kirk – Project Manager - Smarter Working/Investing in Nottinghamshire Programme and Councillor Keith Girling – Cabinet Member for Economic Development and Asset Management.

At each site members of the group were provided with a tour of the building and its facilities. Members were also provided with written and verbal information regarding each building that detailed:

- the ownership status of the building
- the number of desks and the number of staff who had the building as their base office
- the average daily occupancy of the building by staff
- the departments and teams that were based there
- whether the building was also occupied by any other organisations
- any ongoing or upcoming issues or concerns related to the building's maintenance
- how energy efficient the building was
- other ongoing or upcoming costs related to the operation of the building
- parking facilities and public transport links.

Whilst touring the buildings and gaining an understanding of each building's specific issues, members also took the opportunity to talk to and engage with the staff who were working in each building. From these discussions members were able to hear at first-hand how staff used each building and gained valuable insights regarding the issues and concerns that they had regarding their office accommodation, its facilities and how each building supported them to carry out their job in providing services to Nottinghamshire residents.

15. The second meeting of the review group took place on Wednesday 26 October. At this meeting members received a presentation that provided detailed information on:
 - the Investing in Nottinghamshire Programme and its objectives.
 - the strategic priorities of the Council that would need to be considered in relation to the Council's portfolio of office buildings.
 - the Hub's Projects (as detailed at paragraph four) and how these were considered as the 'core estate' and beacons for the future. Information was also provided that mapped the location of the Hubs in relation to service user density for Children's Social Care and Adult Social Care services.

- the significant opportunities for the Council that could be realised by the development of the Hubs, particularly at the sites at Top Wighay and Mansfield.
- the locations of the buildings that made up the Council's remaining estate (as detailed at paragraph four). Information was also provided that mapped the location of these buildings in relation to service user density for Children's Social Care and Adult Social Care services. Specific information was also provided on each building regarding its current use, facilities, and occupancy rates.
- the average occupancy rate across all the buildings that comprised the remaining estate. Information was also provided on how occupancy rates had been impacted by the move to a Hybrid Working model that had seen the number of people regularly accessing an office base decrease.
- the running costs incurred during 2021/22 for each of the buildings that made up the remaining estate.
- estimated annual maintenance costs for Meadow House, Sir John Robinson House, Lawn View House, Welbeck House, Thoresby House and Trent Bridge House.
- the County Hall condition survey that had been carried out in 2019. Information was also provided regarding the estimated costs of carrying out maintenance and refurbishment works to bring the building up to required standards.

After receiving the information, members of the review group took the opportunity to ask questions and to discuss the information that had been provided with officers, the Cabinet Member for Economic Development and Asset Management and the other members of the review group.

16. The third meeting of the review group took place on Wednesday 2 November. At this meeting members received a presentation that provided detailed information on:

- an overview of the County Hall site including information on both its current use and how it could be used in the future.
- the opportunities for the Council that were provided by the Hubs. Information was also provided around the flexibility that had been built into the plans for the Top Wighay site regarding its size and potential uses.
- the Council's Hybrid Working Strategy including information on:
 - its impact on how the Council's office accommodation was currently being used. It was noted that average office occupancy across the Council's main office sites since the introduction of the policy had reduced.
 - the benefits of hybrid working that were being realised by the Council, its staff and by Nottinghamshire residents.

- how the Council's office accommodation was and would continue to evolve to support effective hybrid working so as to maximise staff welfare and service delivery.
- how current occupancy levels could be used inform any further changes to the Council's office accommodation.

After receiving the information, members of the review group took the opportunity to ask questions and to discuss the information that had been provided with officers and the other members of the review group.

17. The fourth meeting of meeting of the review group took place on Monday 7 November. At this meeting members discussed and reviewed the information and discussions that had taken place over the previous meetings in order to formulate and agree their recommendations.

Review activity and recommendations

Recommendation One

That the Overview Committee underlines its support for the Council's activities to date to develop an estate of operational buildings that supports the effective and efficient delivery of Council services and delivers on hybrid and smarter working principles.

18. Sir John Robinson House and Lawn View House

Sir John Robinson House				
District	FTE Staff	Desks	Partner Orgs. based there	Summary of Specific Issues Raised in Review Visits
Gedling	302	112	Nottingham & Nottinghamshire Integrated Care System (NN ICS)	<ul style="list-style-type: none"> • Generally good condition and modern, efficient heating • Large car park and good public transport links - central, accessible location • Potential for greater utilisation of space • Touchdown facilities and public meeting spaces • Teams from ASC&PH, C&F, CEX's based there - high occupancy levels typically • Running and maintenance costs – at a level as to be expected for the building's condition and size.
Lawn View House				
Ashfield	412	341		<ul style="list-style-type: none"> • Building is relatively modern and is in a generally good condition

				<ul style="list-style-type: none"> • Car park and good public transport links • Close proximity (3 miles away) to proposed Mansfield Hub site • Touchdown facilities and public meeting spaces • Teams from ASC&PH, C&F, CEX's and Place based there – low occupancy levels typically • Running and maintenance costs – at a level as to be expected for the building's condition and size.
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- During the tour of Sir John Robinson House members saw that there were still some large spaces of the building that were currently unused and noted that these could potentially be converted into more usable space that could then be rented out to other organisations and provide further rental income for the Council.
- During the review process members noted that the site of the proposed Mansfield Hub was three miles away from Lawn View House, and just over three miles from Meadow House. It was also noted that the proximity of Lawn View House to the Mansfield Hub project could present future opportunities for further building rationalisation.
- Members of the review group were in agreement that Sir John Robinson House and Lawn View House currently provided a standard of accommodation that met the needs of the teams located in each building.

Recommendation Two

That the use of Sir John Robinson House and Lawn View House be further reviewed, giving consideration to the opportunities provided by development of the “Hub” projects and income generating opportunities.

19. Sherwood Energy Village

Thoresby House				
<u>District</u>	<u>FTE Staff</u>	<u>Desks</u>	<u>Partner Orgs. based there</u>	<u>Summary of Specific Issues Raised in Review Visits</u>
Newark & Sherwood	341	246	None	<ul style="list-style-type: none"> • Generally good condition and modern office accommodation • Teams from ASC&PH, C&F, CEX's and Place based there – low occupancy levels typically • Running and maintenance costs – at a level as to be expected for the building's condition and size.

Welbeck House				
Newark & Sherwood	172	134	None	<ul style="list-style-type: none"> • Generally good condition and modern office accommodation • Touchdown facilities and public meeting spaces • Teams from ASC&PH, C&F, CEX's and Place based there – low occupancy levels typically • Running and maintenance costs – at a level as to be expected for the building's condition and size.

- In 2019 the Council disposed of Bevercotes House, also located on Sherwood Energy Village with all staff relocating to Thoresby and Welbeck Houses.
- Members were advised during the site visits that whilst Thoresby House did not currently have a reception area or public meeting rooms that could be used for Child Protection meetings it would be possible for these to be incorporated into the building at a modest cost.
- Thoresby House is currently providing temporary office accommodation for Trading Standards staff whilst County House, Mansfield is undergoing maintenance work. These staff will be returning to their normal office base in Spring 2023.

Recommendation Three

That the use of the buildings at Sherwood Energy Village should be further reviewed, with regard to the services and teams located there in order to identify the potential for further efficiencies around space utilisation and rationalisation.

20. Meadow House

Meadow House				
<u>District</u>	<u>FTE Staff</u>	<u>Desks</u>	<u>Partner Orgs. based there</u>	<u>Summary of Specific Issues Raised in Review Visits</u>
Mansfield	564	431	None	<ul style="list-style-type: none"> • Touchdown facilities and public meeting spaces • Issues with the relative condition of parts of the building and associated required maintenance • Close proximity to proposed Mansfield Hub site which offered great potential for relocation of teams • Teams from ASC&PH, C&F, CEX's and Place based there – low occupancy levels typically

				<ul style="list-style-type: none"> • Running and maintenance costs – at a level as to be expected for the building’s condition and size.
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- During the site visit members noted the low quality of accommodation that the building currently provided. Members of the review group requested that consideration should be given for the potential for staff who were located in parts of Meadow House that provided sub-optimal accommodation to move to alternative buildings in the County Council’s office portfolio or to other areas in the Meadow House building.
- As part of the review process members learnt about the Council’s “Hub” projects, how these were seen as beacons for the future in the delivery of the Council services and about the opportunities that they presented for bringing council services together, providing modern office spaces that fitted modern ways of working and in supporting the Council’s objective to reduce its Carbon footprint. Members learnt about the proposed Mansfield Hub that was being developed alongside Mansfield District Council as part of its bid to the Government’s “Levelling Up Fund” had the potential to accommodate a wide range of Council teams and services, including those currently based at Meadow House.
- Members were enthusiastic about the opportunities that the Mansfield Hub presented in creating new high quality office accommodation in the heart of Mansfield that would have access to good public transport links. Members however recognised that the opportunities of the Mansfield Hub would not be realised in the short term and asked that, where possible, work should be undertaken with the teams and services currently based at Meadow House to see if the space available at the Council’s other building locations could be used by them. This should be done in a way that ensures services are not adversely affected.

Recommendation Four

a) That where possible, work should be carried out with the teams and services currently based at Meadow House, Mansfield to review whether the space available at the Council’s other building locations could be used by them in a way that does not adversely affect the delivery of services

and

b) That if having examined all possible options it is established that current service needs do not allow for services to utilise the space available at other Council buildings, then work should be carried out at Meadow House to ensure that the teams are based in the areas of the building that provide the best quality accommodation available.

21. Mansfield Hub

- Members of the review group were advised that the proposed Mansfield Hub would provide a modern office space with ample accommodation that could be configured to suit individual service needs, not only for teams currently based at Meadow House, but also those currently located elsewhere. It was also noted that the site for the proposed Mansfield Hub would be located 10 minutes' walk from Meadow House, would have adequate parking facilities and would also have access to good public transport connections.
- The review heard that at a time when Meadow House was no longer required as office accommodation by the Council then a number of options could be considered for its future use. Members of the group agreed that further work should be carried out to ensure that at a time when Meadow House may no longer needed as office accommodation by the Council, that its future use should be one that delivered the best possible financial outcome for the Council and as such, for Nottinghamshire residents.

Recommendation Five

That once built, the location of all teams based in County Council buildings, especially those located in or near to Mansfield be reviewed in order to inform those services that should be considered as being suitable for relocation to the Mansfield Hub.

Recommendation six

- a) That following this review a full options appraisal should be carried out in order to identify the best use of County Council buildings, especially those located in or near to Mansfield.
- b) That following this work, and in line with the Council's policies and procedures, that a full business case be submitted to the Cabinet Member for Economic Development and Asset Management for their consideration.

22. County Hall

County Hall				
<u>District</u>	<u>FTE Staff</u>	<u>Desks</u>	<u>Partner Orgs. based there</u>	<u>Summary of Specific Issues Raised in Review Visits</u>
Rushcliffe	1144	745	None	<ul style="list-style-type: none"> • Large car park and good public transport links - central, accessible location • Issues with aspects of the building (including in relation to sustainability and ability to meet net carbon targets) - high annual running costs and essential maintenance costs

				<ul style="list-style-type: none"> • Historical value and Civic and Democratic significance – in relation to the 'H Block' part of the building • Teams from ASC&PH, C&F, CEX's and Place based there – low occupancy levels typically • Running and maintenance costs – at a level as to be expected for the building's condition and size.
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- County Hall is an ageing building and requires significant ongoing maintenance. Since County Hall was first constructed in the mid-twentieth century, there have been no improvements made to the building fabric to improve insulation values. As such, the roof is uninsulated, the walls are solid masonry, and the windows are of a timber-framed, single-glazed sash type. The heating and water systems are also old, inefficient and require regular attention and maintenance. The building also contains large amounts of asbestos. Members were in agreement that in its current state that County Hall presented a significant challenge to the Council in achieving its objective to be a net zero producer of Carbon by 2030 due to its energy inefficiency and high Carbon footprint. Members also noted their concern at the costs of heating such an inefficient building due to the current high costs of gas and electricity.
- Members noted that the way that Council staff worked had changed dramatically since the pandemic and that whilst flexible and hybrid working practices were in place at the Council prior to the pandemic, the pandemic accelerated these changes. The Council's Hybrid Working Strategy that was approved by Policy Committee in July 2021 states that *"A modern workspace is no longer the place that you go, it is what you do and how you do it"*.
- Members of the review group were advised that the feedback from the April 2021 Workforce Wellbeing survey overwhelmingly showed that most staff saw themselves as using a blend of home and office to work from in the future. Members of the review group noted and considered the benefits of hybrid working for both the Council and its employees.
- Members of the review group also acknowledged the historical significance and value that County Hall had with regards to the Civic and Democratic life of Nottinghamshire and that it was also an iconic and recognisable building. Given these considerations members agreed that it was essential that the future role that County Hall had in the Council's operational estate should be given careful consideration.
- As part of the review process members were provided with detailed information on the "Hubs" project, and on the opportunities that these had the potential to provide for both the Council and for residents, most particularly at the sites at Mansfield and Top Wighay. Members were also advised that the building at Top Wighay would not only provide flexible spaces that could be configured for a wide range of uses, but that it had been designed in a way that could enable its expansion should this be required in the future.

- Members of the review group noted the potential that the building and the site at Top Wighay provided for the Council and how the building would also be modern, energy efficient and support the Council’s ambition to be a net zero producer of Carbon by 2030. Members were also advised that the development of the site at Top Wighay would benefit from dedicated and fast public transport links that would make the site accessible as well as reducing reliance on car travel to access the site.
- Having received detailed information on the condition of County Hall, members of the review group noted:
 - a) County Hall is a great historic and heritage asset for Nottinghamshire and is the Civic and Democratic hub of the County. It does however require substantial improvements and financial investment to bring it up to modern environmental and workplace standards.
 - b) The acceleration of hybrid working meant that the building was routinely only being used well below its full capacity.
 - c) The financial challenges that were being faced by the Council.
 - d) County Hall was an iconic building with a distinctive green roof on its “H” block that was in a prime position on the banks of the river Trent.
 - e) That with regard to points b), c) and d) above, that County Hall was an underutilised asset held by the Council and that with the significant financial challenges being faced by the Council it was essential that all Council assets were being used to their full potential.
 - f) That whilst many Councillors and residents had an emotional connection to County Hall and its proud history, they recognised that the delivery of high-quality services to residents was more important than the retention of any building.
 - g) The opportunities provided by the “Hubs” projects and other buildings in the Council’s operational estate.
 - h) That any future plans for the use of County Hall should be supported by an exceptionally strong business case that would provide the best possible outcome for the Council, its employees and for Nottinghamshire residents.

Recommendation Seven

That consideration should be given to County Hall’s role as a building within the Council’s operational estate, subject to a suitably strong business case that recognises the significance of the “H” block’s history and heritage as well as the opportunities provided at the Top Wighay site.

23. Trent Bridge House

Trent Bridge House				
<u>District</u>	<u>FTE Staff</u>	<u>Desks</u>	<u>Partner Orgs. based there</u>	<u>Summary of Specific Issues Raised in Review Visits</u>
Rushcliffe	106	374	NN ICS, Via, Midlands Engine, EM Regional Adoption Agency	<ul style="list-style-type: none"> • Generally good condition • Car park facilities & good public transport links - central, accessible location • Occupied on a leasehold basis from Notts County Cricket Club • Teams from ASC&PH, C&F, CEX's based there very low occupancy levels typically • Potential for greater utilisation of space by the Council or by letting to partner organisations • Running and maintenance costs – at a level as to be expected for the buildings condition and size.

Recommendation Eight

That consideration should be given to the opportunities provided by the accommodation at Trent Bridge House and how it could be best used as part of the Council's operational estate.

24. In conclusion, the review group also like to make the following recommendation.

Recommendation Nine

That with regard to the findings above, that comprehensive assessments of the financial, human resources, sustainability, equality and diversity, hybrid working, and environmental impacts of these findings be carried out.

25. Summary of recommendations

	Recommendation	Cabinet Member response
1.	That the Overview Committee underlines its support for the Council's activities to date to develop an estate of operational buildings that supports the effective and efficient delivery of Council services and delivers on hybrid and smarter working principles.	

2.	That the use of Sir John Robinson House and Lawn View House be further reviewed, giving consideration to the opportunities provided by development of the “Hub” projects and income generating opportunities.	
3.	That the use of the buildings at Sherwood Energy Village should be further reviewed, with regard to the services and teams located there in order to identify the potential for further efficiencies around space utilisation and rationalisation.	
4.	<p>a) That where possible, work should be carried out with the teams and services currently based at Meadow House, Mansfield to review whether the space available at the Council’s other building locations could be used by them in a way that does not adversely affect the delivery of services</p> <p>and</p> <p>b) That if having examined all possible options it is established that current service needs do not allow for services to utilise the space available at other Council buildings, then work should be carried out at Meadow House to ensure that the teams are based in the areas of the building that provide the best quality accommodation available.</p>	
5.	That once built, the location of all teams based in County Council buildings, especially those located in or near to Mansfield be reviewed in order to inform those services that should be considered as being suitable for relocation to the Mansfield Hub.	

6.	<p>a) That following this review a full options appraisal should be carried out in order to identify the best use of County Council buildings, especially those located in or near to Mansfield.</p> <p>b) That following this work, and in line with the Council's policies and procedures, that a full business case be submitted to the Cabinet Member for Economic Development and Asset Management for their consideration.</p>	
7.	That consideration should be given to County Hall's role as a building within the Council's operational estate, subject to a suitably strong business case that recognises the significance of the "H" block's history and heritage as well as the opportunities provided at the Top Wighay site.	
8.	That consideration should be given to the opportunities provided by the accommodation at Trent Bridge House and how it could be best used as part of the Council's operational estate.	
9.	That with regard to the findings above, that comprehensive assessments of the financial, human resources, sustainability, equality and diversity, hybrid working, and environmental impacts of these findings be carried out.	

Acknowledgments

26. The Chairman and members of the review group would like to express their thanks for the invaluable support provided during review process to, Matt Neal - Service Director of Investment and Growth, Neil Gamble - Group Manager - Property Asset Management, Amanda Kirk – Project Manager - Smarter Working/Investing in Nottinghamshire Programme,

Councillor Keith Girling – Cabinet Member for Economic Development and Asset Management and to the members of Council staff that took the time to speak with the review group during the site visits.

Other Options Considered

27. None. The recommendations of the review, if approved and to comply with the requirements of the Constitution are required to be submitted to Cabinet for their consideration.

Reason/s for Recommendation/s

28. To comply with the requirements of the Constitution that the findings of a scrutiny review are submitted to Cabinet for their consideration.

Statutory and Policy Implications

29. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Financial Implications

30. There are no direct financial implications relating to the recommendation of the report.

RECOMMENDATION

- 1) That the recommendations from the scrutiny review of Council buildings, as detailed in the report, be endorsed and referred to the Cabinet Member for Economic Development and Asset Management for their consideration.

Councillor Boyd Elliott
Chairman of Overview Committee

For any enquiries about this report please contact: Martin Elliott, Senior Scrutiny Officer, Tel: 0115 9772564, e-mail: martin.elliott@nottsc.gov.uk

Constitutional Comments (LW 13/01/2023)

31. The Overview Committee is the appropriate body to consider the content of the report.

Financial Comments (SES 10/01/2023)

32. There are no specific financial implications arising directly from this report.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

- Policy Committee - Investing in Nottinghamshire Programme - March 2019
- Policy Committee - Investing in Nottinghamshire - February 2020
- Smarter Working - Hybrid Working Strategy – July 2021
- Economic Development & Asset Management Committee November 2021 - Review of the Investing in Nottinghamshire Programme - November 2021

Electoral Division(s) and Member(s) Affected

- All