

2 November 2021

Agenda Item: 4

## **REPORT OF THE SERVICE DIRECTOR, INVESTMENT AND GROWTH**

### **REVIEW OF THE INVESTING IN NOTTINGHAMSHIRE PROGRAMME**

#### **Purpose of the Report**

1. To update Committee on the progress in delivering the Investing in Nottinghamshire Programme and for Members to consider any changes to the scope of the Programme, in the light of the Council's approval of a hybrid working policy, to provide an estate to serve our communities and the declaration of a climate emergency.

#### **Information**

2. Nottinghamshire County Council has a rich history and a considerable level of maturity around Smarter Working with the original Ways of Working Programme starting over ten years ago. During that time we have seen developments including:
  - i. Updates to the physical working environments in most major office buildings to support flexible working
  - ii. Space Utilisation studies to inform appropriate desk ratios for different services to enable the most effective use of space available
  - iii. Different furniture and alternate office seating arrangements to create spaces for a variety of work settings
  - iv. The rollout of mobile devices (laptops) to the vast majority of staff to support flexible working principles
  - v. Flexible working policies introduced to enable home working
3. As such we were in a position to respond when the Coronavirus pandemic required us to transition, at short notice, to a remote working model.
4. At its meeting on 9th December 2020 Policy Committee moved the Investing in Nottinghamshire Programme into the next phase of delivery and the evolution of the Programme in light of COVID- 19 whilst maintaining a focus on the Council's ambitious and long-term vision for how we work.
5. In May 2021 Full Council formally agreed to declare a Climate Emergency, and to delegate the new Transport & Environment Committee to take the lead in considering, agreeing, and overseeing appropriate measures to achieve the authority's commitment to achieve carbon neutrality in all its activities by 2030.
6. In addition, Policy Committee on 15<sup>th</sup> July 2021 approved a Hybrid Working Strategy to reflect changes to the Council's operating model in the light of the positive changes hastened by the

working practices utilised through the Covid-19 pandemic. This is also reflective of the Council's environmental agenda which the policy provides significant support to. Due to the impact of the Covid-19 pandemic hybrid working is now firmly embedded within the culture of the organisation with around 80% of staff prepared to work in a Hybrid way (primarily from home or from home/office).

7. There have been unforeseen impacts and far reaching changes to how the Council views its property portfolio during the Programme since its initial conception. It is now time to further review the scope and content of the Investing in Nottinghamshire Programme and to ensure that it fully captures the opportunities provided by the Hybrid Working Strategy, addresses the Climate Emergency declaration and maximises the environmental benefits available and connects with our communities. Our buildings provide accommodation for over 7000 members of County Council staff and elected Members as well as providing valuable access points for Service Users around the County. It is significant that our estate has continued to be used throughout the pandemic albeit in different and hybrid ways.
8. Despite the Government guidance throughout lockdown instructing people to work from home, we would like to pay tribute to those workers who have continued to provide the critical services of this County Council including (but not exclusively) adult social workers, children's care workers, registration and trading standards workers. The work of our colleagues has brought into even sharper focus that our employees continue to be our greatest asset and that it is even more important that our buildings are fit for the future to facilitate service delivery.

### **Investing in Nottinghamshire Programme Principles**

9. To date the Investing in Nottinghamshire Programme has been driven by a set of overarching principles which were established by Policy Committee in February 2020 and further endorsed in December 2020; these are:
  - i. 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.
  - ii. Improving the mobility, productivity and effectiveness of our workforce and services through, new technology and service integration.
  - iii. Developing fit for purpose accommodation that supports modern service models, including integrated working.
  - iv. Ensuring the Council has appropriate buildings in its main communities.
  - v. Making maximum use of the Council's current assets whilst releasing surplus accommodation.
  - vi. Prioritising office accommodation owned by the County Council rather than that leased from the market.
  - vii. Delivering effective and efficient facilities management services to ensure safe and sustainable offices for staff and the public.
  - viii. Reducing environmental impact through work to reduce the carbon footprint of the Council's estate and delivering improved work transport/access solutions for staff.

## 10. Investing in Nottinghamshire will:

- Deliver better public services and improved outcomes for Nottinghamshire residents through the enhanced local provision that will be provided by the Council and in conjunction with its partners.
- Bring forward investment, jobs and housing in Nottinghamshire through unlocking major developments on Council-owned land.
- Support the Nottinghamshire economy through the use of local sub-contractors and the provision of high-quality flexible accommodation to Small and Medium Enterprises.
- Minimise costly long-term maintenance requirements and generate substantial capital receipts over the life of the programme by reducing the size of the Council's office estate.
- Reduce revenue running costs associated with the Council's main premises through efficiently using our own estate and resolving long standing maintenance issues.
- Significantly reduce the Council's environmental impact through delivering on opportunities to reduce Carbon emissions.
- Offer opportunities to grow commercial revenue income.
- Enhance workforce health and wellbeing through the provision of modern and flexible working arrangements.

11. These principles remain relevant and have been used to inform this review and subsequent refocusing of the delivery of the programme.

## **Programme Update**

12. The Council has undertaken a transformational journey through the introduction of Smarter Working across our office estate. To date this has changed our working environments, making much more efficient use of space, introduced flexible working and acts as an enabler to a hybrid working model. The Investing in Nottinghamshire programme has enabled the office estate to be reduced from over 17 office buildings down to 10 by the end of the current Programme.

13. The Investing in Nottinghamshire Programme (as per currently agreed scope), including Smarter Working, is forecast to make revenue savings of £1.35m by financial year 2023/2024. The reprofiling of this programme, as discussed later in this report, will only positively impact upon this forecast savings figure.

14. The Hybrid Working Strategy has now allowed the next iteration of Smarter Working to be embedded using the pandemic experience to fast track the Council's approach and beneficial outcomes and this is now a key driver in recasting our approach to our office and operational estate. The Hybrid Working Strategy identifies a number of benefits including improvements to our service delivery, links to communities, reduced carbon emissions and staff welfare of adopting new ways of working.

15. In environmental terms the programme will contribute to the declaration of the climate emergency and the Council's ambitious plans to reduce carbon emissions. This report largely focuses on investment to create brand new buildings at Top Wighay and Worksop, which will allow for sustainable buildings to be built, although we must also recognise the significant carbon reductions achieved through reduced car mileage and commuting as a result of Smarter Working.
16. To date the programme has been concentrated on the Council's office estate but there are opportunities to be sought within the operational estate. The drivers outlined in this report of carbon saving, hybrid working and community linkage are now embedded in the programme, and opportunities exist to widen the focus of the programme to include the operational estate.

### **Progress Updates and Proposals**

17. In line with the scope of the Investing in Nottinghamshire Programme, as agreed at the December 2020 Policy Committee, a number of the Programme's planned projects have moved forwards with many reaching completion stage.
18. To date the programme has:
- Completed the refurbishment of Gedling View to provide a new base for children's contact in the south of the County.
  - Provided a hybrid working environment at Sir John Robinson House to enable release of part of the building for letting to the CCG.
  - Enabled the relocation of services from Mercury House to The Piazza thereby allowing the Council to surrender the lease of Mercury House in February 2021 with annual revenue savings of approximately £200,000 pa.
  - Vacation of Bevercotes House which is sold subject to planning for change of use.
  - Detailed plans and site information for the County Hall site.
  - This work has delivered benefits to a broad range of council services, including Adults and Children's social care, at a number of different buildings and represents a significant investment by the County Council to a value of circa £1.7m.
19. In the light of these achievements to date, the hybrid working model and the climate emergency there is now opportunity for further consideration of other County Council buildings and how the Council's portfolio can be utilised in partnership with other public bodies such as the district and borough councils. This is in light of other partners proposals to develop alternative office accommodation and to support local businesses. This then enables a recasting of the programme and this is considered in more detail below.

### **The Reviewed Programme**

20. The decision by Nottinghamshire County Council to transition to a Hybrid Working Model has a significant impact on how we use our property assets and has necessitated the recasting of the Investing in Nottinghamshire Programme to support this. Under a hybrid working Model the way that our buildings and office spaces are utilised will continue to evolve.

21. With an increase in the number of staff and Members working flexibly there is a requirement for our office and operational estate to reflect these evolving needs and to offer space that is modern, fit for purpose for Hybrid Working, and environmentally sustainable.
22. Following the review, the programme will refocus to prioritise four build projects. The four projects are the provision of a new build office at Top Wighay, the provision of a new build contact centre in Worksop, the refurbishment of Beeston Central which has already started and the relocation of services to the Post 16 centre in Retford. In addition, the programme will widen its breadth to consider the Council's wider asset base and the opportunities provided through closer working with partners in joint use of property.
23. The proposed new build at Top Wighay will be an anchor building for the wider Top Wighay development and will act as a catalyst to unlock a significant employment site as part of this exciting new flagship village which includes 805 homes, and a new primary school, local facilities and significant open space. It is estimated the creation of this sustainable new village will create more than 1000 new full-time jobs and over a ten-year period the economic output contribution could equate to more than £873 million. The creation of more than 1000 jobs will be a tremendous boost to the economic prospects of the whole area over the next decade.
24. Since Policy Committee approvals the project has focussed on completing the RIBA Stage 3 Designs for the office build, alongside the road infrastructure works for the wider-site. The new office building at Top Wighay will set a new benchmark for County Council properties in terms of environmental sustainability. Design work undertaken has been on the basis of achieving BREEAM Excellent status with low carbon operational standards. This is reflective of the Council's Environment Strategy and as part of the current capital cost, nearly £5m will be used to create a building that will be a model of sustainability and where the County Council can lead by example. The work on preparing the application for planning permission has been completed and is ready to be submitted to the County Council for eventual consideration by the Council's Planning & Rights of Way Committee.
25. Furthermore, the Top Wighay office building has the ability to enable the Council to vacate The Piazza which is leased with potential further revenue savings of £200,000 pa. At present the office is proposed to be built on three floors with the upper floor potentially available for lettings to SME's. It is proposed that the future use of the top floor be reconsidered as retention for more Council use may provide other rationalisation opportunities and in fact consideration also be given to further extension of the building.
26. Subject to the approval of the recommendations contained within this report, Top Wighay can move to the next stage in the development process and the application for planning permission can be submitted.
27. The proposed new building in Worksop is planned to house CFS Contact and Conference services ensuring these services can be provided in a fit for purpose facility. The new building will replace the outdated bungalows on the same site. This building will be a front door to the council's social care services for some of our most vulnerable children and families, who might be visiting the building at a highly difficult time in their lives and possibly for the first time. It is well known that well designed buildings can affect our mood and well-being, and the plans at Worksop have been developed with that in mind. Furthermore, there will also be a reduction of travel for both service users and staff and costs to the service. As with Top Wighay this new building will be designed to minimise environmental impact by using air source heat pumps and electric only. As with Top Wighay this scheme is ready to go forward for application for planning permission.

28. The proposed refurbishment of Beeston Central will ensure better-quality space for front facing social care services is provided, which is especially important given the pressures on those services as we recover from the pandemic. The design for Beeston Central now allows for a small office space, aligned to the new Smarter Working Vision, situated alongside new childcare case conferencing facilities (both physical and virtual) as well as childcare contact rooms. This enhanced local service provision brings together these services under one building for the first time in Beeston.
29. It is also proposed to refurbish a vacant part of the Post 16 centre in Retford to provide an office base for 52 CFS staff including District Child Protection, Fostering, Meeting and Business Support. It will provide a locality facility for Conferencing and Contact services. This will allow for the vacation of the Chancery Lane offices located on leased land and further revenue savings. The relocation of services to the Post 16 building will provide benefits of a fit for purpose, modern building for staff which will support retention and recruitment. The move will enable the Council to hand back Chancery Lane to Bassetlaw District Council providing a financial saving and enable the implementation of smarter/hybrid working whilst maintaining a local service.

### **Other Opportunities**

30. Key to our review has been the consideration of our working arrangements with other partners, in particular the District Councils' and it is this which forms the next key component of the recast programme. Significant work has already been undertaken with our District colleagues in respect of the programme to date, as evidenced with our work with Gedling Council to move services into Gedling View, and our proposals with Newark and Sherwood to move services into Castle House.
31. Following a review an opportunity has also presented itself to potentially co-locate services with Mansfield District Council in bespoke and brand-new accommodation in Mansfield. At the moment the proposals in Mansfield could potentially provide a new home for some of our services in Meadow House in Mansfield, which is the second largest office base the Council owns which supports 525 frontline staff and provides a key contact point for the delivery of social care services. The proposal by Mansfield District Council is to submit a Levelling Up Fund bid for a new office building for the town centre which would be easily accessible for our services. Consequently, we need to explore this further before committing the significant sums of funding that had been proposed for this development. We recognise however, that this building still requires some works to be completed in the meantime and these will be taken forward through the County Council's planned maintenance programme and through some renovation works to enable the building to support Hybrid Working as we move forwards.
32. The County Council's potential to be an occupier concentrating future accommodation with other partners in a modern sustainable building, sharing the benefits of co-location and providing integrated services for the local community is a great opportunity that asks for a reconsideration of our plans for the area. In addition to the four core projects, and the potential partnership working arrangements there are other rationalisation opportunities. In Ollerton for instance, the Council owns four office buildings on the Sherwood Energy Village, Bevercotes House, Welbeck House, Ollerton House and Thoresby House. Bevercotes House has been vacated, marketed and in February 2020 Policy Committee approved terms for its sale which progresses towards completion.
33. We recognise however, that this isn't the end of the review into the programme and that we are still in the early stages of our plans for hybrid working. As a result, it is proposed to further continue to review the County Council property strategy in respect of the continued use of our

office buildings to see if there are additional benefits that can be derived from the estate. This report includes a provision for contingency funding to enable the County Council's property team to commission feasibility studies and seek necessary legal advice, where such an opportunity is identified, such as the rationalisation and reuse of Council owned property in the south of the County including Trent Bridge House and County Hall.

## **Economic Opportunities**

34. The projects outlined in this report will be commissioned via Arc, the wholly owned vehicle of the County Council. Arc have committed to targets in terms of impact on SMEs, jobs and supply chain within Nottinghamshire as a consequence of delivering this programme.
35. Arc Partnership's Social Value Policy sets out how it will build social value into the procurement, commissioning, and delivery of these projects, explicitly evaluating social value, ensuring it forms part of Arc Partnership's and its supply chain partners method of operation. Only those organisations who share Arc Partnership's ethos of social value delivery are successful in becoming an Arc Partnership delivery partner. Whilst Arc Partnership is committed to delivering social value, they and their delivery partners will be guided by Nottinghamshire County Council, to focus our efforts on its key drivers for every project ensuring that local economic needs are met. Committee are also aware that where Arc Partnership is self-delivering then 100% of construction activity is through its own Local SME Frameworks.
36. In order to attribute a financial value to the social value delivered on these projects, Arc Partnership will use the national themes, outcomes and measures (TOMs). These social, economic and environmental measures were developed by the National Social Value Taskforce, of which Arc Partnership is a member along with 40 other organisations around the UK. The TOMs enable Arc Partnership to apply a standardised, consistent methodology to capturing social value.
37. Arc Partnership recognises that no two projects are the same, and priorities for social value delivery will be driven by Arc Partnership working with its delivery partners for each project to both agree a social value delivery plan, and pull on their wealth of experience, connections with local partner organisations, to provide innovative options for social value delivery. Each delivery partner is organised and equipped to measure social value using the National TOMs, bringing their own ideas of how optimum social value can be achieved on each project.
38. Attached as Appendix A is a copy of the themes, outcomes and measures that are built into every project contractually, reported on at the end of each project.

## **Disposal Programme**

39. As indicated above the drivers for change in our office accommodation also resonate across the Councils operational portfolio and the ongoing review of the wider estate will provide more opportunity for release of buildings or joint working arrangements with partners. Such rationalisation of estate will enable a continued flow of capital receipts to fund the programmes delivery. As part of the Invest in Notts review of buildings the Chairman of this Committee has requested that property disposals be reviewed in order to support the programmes delivery. Consequently, the following sites have been identified to bring to market in a phased way during the second half of this financial year.

- Land at Lynncroft, Eastwood.
- Ulllyatts Cottage and adjacent land, Rolleston.

- Land at Westdale Road, Jacksdale.
- 63, Cropwell Road, Radcliffe- on- Trent.
- Woods Court, Newark
- Former Pupil referral unit, adjoining land, landscape depot and cottage, off London Road, Newark.

40. These capital receipts will be treated in accordance with the County Council's capital receipts policy whereby the first tranche of receipts will be used to fund one-off costs of transformation. Any capital receipts in excess of this will be set against the principal of previous years' borrowing. This reduces the amount of Minimum Revenue Provision to be set aside each year and therefore has a positive impact on the revenue budget going forward.

41. There remains a significant flow of further land and buildings into the programme and the potential receipts are all captured in the Councils budgeting. However, the sustained review of the estate through this programme will enable more sites to be released thereby adding additional potential receipts to the current budgeted flow for reinvestment. In this way the virtuous life cycle flow of review, rationalisation, receipts and targeted investment in services continues to the enhancement of service provision, reductions in cost and carbon saving.

## Programme Management

42. The Investing in Nottinghamshire Programme has to date been managed through the corporate Transformation Delivery Team as part of the Council's transformation agenda. The Council's future operating model is changing with the review of that team and it is now proposed that the management of the programme be embedded within Property Asset Management within Investment and Growth, Place Department. It is therefore proposed that a new dedicated Team Manager post be established to lead this work along with a further 2 Special Projects Officer posts within the Property Asset Management team, along with another two Senior Estates Technician posts and approval is sought to this change in the structure. These are already funded posts within the County Council and the proposals below represent a transfer of the budget to the Estates team. Transfer of these posts would see the management of the Investment in Nottinghamshire Programme migrate to the Investment and Growth Division within the Place Department.

Post Title	FTE	Grade	Pay £	NI £	Sup £	Aptc Levy £	VLT -8% £	TOTALS
Team Manager Property Projects	1	E	49,840	5,658	11,064	249	-5,345	61,467
Special Projects Manager	2	D	44,863	4,971	9,960	224	-4,801	110,433
Senior Estates Technician	2	B	36,922	3,875	8,197	185	-3,934	90,489
								<b>262,389</b>

43. The introduction of the hybrid working model and our different use of our property estate is presenting new challenges in the management of these buildings. At Policy Committee in December 2019 a report on the close down of the Property Transformation programme was presented and the principle of moving towards a corporate landlord model for the provision of facilities management and compliance services across the service estate was supported. Work continues to bring forward proposals for the establishment of such a function within Property Asset Management with a proposed implementation date of 1<sup>st</sup> April 2022. This will be subject to a future report to EDAM Committee.



44. This function will bring together the management of the estate under corporate overview and provide consistency in approach to property compliance. However in the light of the pace of change it is considered necessary to establish the Team Manager role now to facilitate the implementation of the new service but primarily to bring an earlier corporate landlord approach to the delivery of hybrid working and the challenges it brings. This report therefore seeks approval to establish a new role of Team Manager Property Safety and Facilities Management within Property Asset Management being a third Team Manager in that service adding to the existing Estates Practice and Strategy and Information teams. The funding for this post will come from existing provision in the Estates team budget.

Post	FTE	Grade	Pay £	NI £	Sup £	Aptc Levy £	VLT -8% £	TOTAL
Team Manager Property Safety & Facilities Management	1	E	49,840	5,658	11,064	249	-5,345	<b>61,467</b>

## Summary

45. These proposed changes and areas for further investigation show a reduction in the future capital required for the Investing in Nottinghamshire programme from £27,744,140 to £20,900,000. This is due to a change in direction of travel for the programme, which focusses on direct investment in new builds at Top Wighay and the replacement contact centre in Worksop with a refurbishment scheme at Beeston Central and the Post 16 building in Retford. These are the proposed core elements of investment in the developing programme allied to the potential that the Mansfield hub may give to our presence in Mid Nottinghamshire and potential for release of further buildings.

46. The continued rationalisation of the office estate gives both potential for revenue cost saving, carbon reduction and ability to support the economic development agenda. Future releases could give potential for the Council to offer workspace onto the market to support small firms either through direct let space or a managed workspace offer as at the Turbine, our successful managed workspace close to Worksop. The feasibility of this is under consideration. Alternatively, sale of surplus assets can provide capital receipts for reinvestment in Council services.

47. This ties in directly with the Council's wider property estate where the application of the key principles around improved services, closer links to communities, carbon saving, financial benefits, support to economic growth and provision of a suitable and sufficient estate are the foundation of continued review and seeking of opportunities for improvement and change. It is therefore proposed that the programme also widens to take oversight of the wider operational estate, not limited to our corporate offices, and the potential for rationalisation and disposal for capital receipts.

48. In addition, the potential of the Mansfield hub is an example where the Council can potentially co-locate with significant benefits to our communities and it is proposed that the programme also in its widening to consider the Council operational portfolio also seeks out other opportunities where colocation could be advantageous.

49. The end result of all these activities is the Council providing enhanced joined up services out of better buildings with the expectation that poorer performing buildings and sites will be

surplus to requirements and can either be repurposed to meet other needs or disposed of through lease or sold for capital receipts.

50. Members are requested to support the joint working with public sector partners in the development of plans for co-location in public sector hubs and to support, in principle, the joint working to develop bids such as the Levelling Up Fund where appropriate.

## **Risks**

51. There are a number of risks associated with the programme that need to be considered, some of these may be exacerbated by the recast scope of the programme:

- Cost – construction costs are increasing for everyone and there is a risk that the final costs of the programmed schemes exceed the budget provision. There is a robust programme management structure in place overseeing the delivery of the construction and so the costs will be tracked, and variances reported back.
- Hybrid Working – the impact of our Hybrid Working model on the utilisation of our office estate is yet to be fully understood. Funding has been set aside so we can further review our requirements as we know more about the impacts of the Hybrid Working model. It is important that this programme remains dynamic and flexible to the changing needs of the organisation.

## **Financial Update**

52. In the report of the 20th December 2020 we identified the following savings as a result of delivering the Investing in Nottinghamshire Programme, gross annual revenue savings in the region of £1.35m which was an increase of £400k on previous estimates. As outlined in the report there is potential for further cashable and non-cashable benefits, which will be quantified through further work and presented to Committee in future reports as the Programme progresses and we further develop our Hybrid Working Model. Revenue savings arising as a result of property consolidation and rationalisation can be used to offset costs required to establish and embed Hybrid Working. There is a schedule of potential capital receipts that will further enhance the benefits profile of the programme.

53. As a result of the programme review with the potential to divest itself from other buildings due to the County Council's hybrid working model and utilise alternative hubs, efficiencies to the budget have been determined. These allow the Capital Programme to be reduced.

54. As set out in the report, a number of capital projects within this programme have already completed at a cost of £1.7m. Paragraph 56 indicates that further capital investment required to fund the revised programme totals £20.9m. It is proposed that these costs will be funded from the approved Investing in Nottinghamshire capital budget and that the Economic Development and Asset Management capital programme is varied down to reflect this reduced programme. Any capital receipts generated from the disposal of sites identified in the report will be treated in accordance with the Council's capital receipts policy.

55. Should Committee approve this report, a more detailed Latest Estimated Cost (LEC) report will need to be presented to Finance Committee.

56. The revised indicative capital investment schedule for the future funding of the design and delivery phase is shown below:

Table 1. Funding requirements for the revised Investing in Nottinghamshire Programme

Site	Description of works	Budget (£m)
Top Wighay	New build office and associated infrastructure works	15.700
Beeston Central	Renovation costs (work underway)	0.908
Worksop	Office new build	2.900
Retford Post-16	Renovation costs	0.250
Meadow House	Renovation Work for Meadow House	0.500
Reconfiguration Costs	Rest of office estate	0.545
Feasibility Costs		0.097
<b>Total</b>		<b>20.9</b>

57. It is important to recognise that the above amounts are based on current prices. Members will be aware that in the construction sector, as in other sectors, the current market conditions are having an impact on costs.

58. An indicative profile for the programme is as follows.

2021/2022	2022/2023	2023/2024	2024/2025
£m	£m	£m	£m
0.975	14.99	4	0.935
		Overall	20.9

## Reasons for Recommendations

59. To provide an update to Elected Members and to ensure best consideration from the Council's office estate can be achieved.

## Statutory and Policy Implications

60. 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.

## **RECOMMENDATIONS**

That the Economic Development & Asset Management Committee:

- 1) Approves the revised scope of the Investing in Nottinghamshire Programme and the table of schemes set out in Table 1 for delivery.
- 2) Approves the creation of six additional posts in Property Asset Management as outlined in the report.

**Matthew Neal**  
**Service Director, Investment & Growth**

**For any enquiries about this report please contact:** Neil Gamble, Group Manager, Property Asset Strategy, Tel: 0115 9773405

### **Constitutional Comments (EP 11/10/2021)**

61. The recommendations fall within the remit of the Economic Development and Asset Management Committee by virtue of its terms of reference. In line with the Council's Financial Regulations, the detailed proposals will be the subject of further decisions by the relevant Committees as the programme evolves. The terms of any property disposals must be determined at the appropriate time in accordance with the relevant legislative requirements and the Council's Financial Regulations.

### **Financial Comments (GB 22/10/2021) (RWK 25/010/2021)**

62. The staffing posts referred to in paragraph 42 of this report will be funded from existing budgets from within the Transformation and Bureau structure and the post referred to in paragraph 44 will be funded from within the existing budgets for the Property team within the Place Department.

63. As set out in the report, a number of capital projects within this programme have already completed at a cost of £1.7m. Paragraph 56 indicates that further capital investment required to fund the revised programme totals £20.9m. It is proposed that these costs will be funded from the approved Investing in Nottinghamshire capital budget within the Economic Development and Asset Management capital programme. Any capital receipts generated from the disposal of sites identified in the report will be treated in accordance with the Council's capital receipts policy.

64. Should Committee approve this report, a request to vary the capital programme will be sought through the usual channels and there is a requirement that a more detailed Latest Estimated Cost (LEC) report is presented to Finance Committee.

### **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 Report – Smarter Working - Hybrid Working Strategy for the County Council (15 July 2021)
- Policy Committee Report - Review of the Investing in Nottinghamshire Programme: utilising the Council’s property estate to deliver environmental, economic and financial benefits in a post covid world. (20 December 2020)
- Policy Committee Report – Update on the Environmental Policy and Environment Strategy (18<sup>th</sup> March 2020)
- Policy Committee Report - Investing in Nottinghamshire: Making the Best Use of Council Premises (12<sup>th</sup> February 2020)
- Policy Committee Report - Investing in Nottinghamshire: Delivering the Council Plan through a second Phase of the Smarter Working Programme (20<sup>th</sup> March 2019)
- Policy Committee Report - Investing in Nottinghamshire: Delivering the Top Wighay Farm Sustainable Urban Extension (19<sup>th</sup> June 2019)
- Policy Committee Report - Investing in Nottinghamshire: Top Wighay Masterplan (13<sup>th</sup> November 2019)
- Policy Committee Report – Investing in Nottinghamshire: Top Wighay Masterplan (15<sup>th</sup> January 2019)
- Planning Committee Report - Construction of Two Highway Junctions to Allow Access to Development Site at Top Wighay Farm, Hucknall (21<sup>st</sup> February 2020)
- Investing in Nottinghamshire Programme - Equality Impact Assessment

**Electoral Division(s) and Member(s) Affected**

- All