

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:

3736

Author:

Deborah Millar

Department:

Development and Growth

Contact:

Deborah Millar

(Job Title: Property Business Partner, Email: deborah.millar@nottinghamcity.gov.uk, Phone: 01158764897)

Subject:

Maximising Capacity at Bulwell Riverside and St Anns Valley Centre

Total Value:

£177,000 (Type: Capital and Revenue)

Decision Being Taken:

To undertake works to Bulwell Riverside Joint Service Centre and St Anns Valley Joint Service Centres (JSCs) in order to increase capacity, at a cost of £177,000.

To delegate authority to the Director of Property to enter into relevant contracts in order to deliver the works required, within the approved budget.

Reasons for the Decision(s)

Funding
 Funding for this proposal has been identified of £165,000 from Bulwell Riverside capital programme and £12,000 from One Public Estate grant.

Estimates based on feasibility work completed by Lift Co in 2016 suggest that the works would cost in the region of £180,000.

Next steps
 Firm up the estimated costs (to include lifecycle costs) by submitting a Variation Enquiry to Lift Co. for Bulwell Riverside and employing NCC Design services to submit proposals for St. Anns Valley Centre. This will incur abortive costs should the work not proceed.

The proposal will then be subject to a full business case to be approved by the Director of Property.

Background
 An exercise to identify potential under-utilisation of the JSCs was undertaken in 2016. This identified that capacity could be increased with an additional 28 additional desks created at St Anns Valley Centre and 24 additional desks at Bulwell Riverside. Health partners are being consulted regarding their estate requirements going forward as any additional space created will be shared as per the current percentage split in the building.

Additional works to include making unused payment desk area into usable space and the refresh of furniture.

Benefits from this decision
 From the Children's Integrated Service Asset Management Plan it has been identified that there is a shortage of office accommodation in both the Bulwell and St Anns/Sneinton areas for locality teams this proposal would go some way to addressing this issue.

- * Additional capacity at Bulwell Riverside would allow the Targeted Family Support Team to be located with sister Social Care Teams as per Integrated Children's Services operating model.
- * Phased decant of teams from Henry Whipple Malt (identified in the Service Asset Management Plan and Corporate Asset Management Plan for disposal) with revenue from the building included in the Loxley House Phase 2 business case.
- * Additional capacity at St Anns Valley Centre would allow Children's Social Care Teams for Sneinton, Mapperley and Dales to relocate from Isabella Street collocating with sister Targeted Family Support Team and improving operational efficiency.
- * The proposal would facilitate a phased decant from Isabella Street, which will be required to be released once the College City Hub is open in 2020

Other Options Considered:

Doing nothing was rejected as there is currently a shortage of accomodation in these areas, and funding has been identified linked to the Joint Service Centres.

Increasing capacity at all four of the Joint Service Centres was rejected as the cost benefit was not viable.

Background Papers:

None

Published Works:

None

Affected Wards:	Bulwell, St Ann's
Colleague / Councillor Interests:	There are no Councillor or colleague interests in this decision.
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	There are no crime and disorder implications from this decision
Equality:	EIA not required. Reasons: There will be no change to policies or service delivery from this decision.
Social Value Considerations:	N/A
Any implications affecting IT:	Yes
Relates to Council Property Assets:	Yes
Relates to Building Services:	Yes
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	18/12/2019
Advice Sought:	Legal, Finance, Procurement, IT, Property, Building Services
Legal Advice:	This decision raises no significant legal issues as the works are to be undertaken by Lift Co who is the City Council's landlord of the joint service centres. Advice provided by Andrew James (Team Leader Contracts and Commercial) on 30/04/2019. Advice confirmed as still valid 25/11/2019

Finance Advice:

This project seeks to explore the estimated costs of works to Bulwell Riverside and St Anns Valley JSCs and to carry out works which will enable co-location of teams to improve operational efficiency and release two buildings in line with Council plans, resulting in revenue savings and future capital receipts.

The funding available consists of: £165k capital receipts not required for the Bulwell Riverside capital project 13579, and; £12k One Public Estate grant. This gives a total of £177k funding.

The estimates produced by Lift Co in 2016 suggested that the works would cost in the region of £180k. Once the work to cost the required investment is complete, should the new estimate exceed the available funding of £177k, further resources will need to be identified and approval sought.

On approval of this decision, the capital programme will be amended by £177k, funded by £165k capital receipts and £12k One Public Estate grant. Project 13579 Bulwell Riverside will be reduced by £165k. Advice provided by Sarah Baker (Commercial Business Partner - Projects) on 30/10/2019.

Building Services Advice:

There are no building services issues with this decision Advice provided by Trevor Bone (Property Maintenance Manager) on 27/06/2019.

Confirmed advice still valid 06/11/2019.

Procurement Advice:

On the understanding that the arrangement in place with LIFT Co. satisfies the requirements of the Council's Contract Procedure Rules, there are no procurement issues with this decision. Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 16/04/2019.

Advice confirmed as still valid 25/11/2019

IT Advice:

The IT Service supports the proposals contained in this delegated decision.

The developments identified as required in this delegated decision will require a range of IT works. This will include developing IT facilities at sites as well as supporting the movement of colleagues to and from office accommodation as they are decanted to allow building works to be made or permanently moved to new locations.

The IT Service will engage with colleagues in Development & Growth and other services to provide more detailed costs for planning changes and to manage the IT elements of moves and changes.

Advice provided by Paul J. Burrows (IT Change, Projects & Strategy Manager) on 04/04/2019.

Confirmed as still valid 05/11/19

Property Advice:

The proposal is consistent with and supports the Council's Corporate Asset Management Plan. The proposal enables the Council to maximise the utilisation of its premises at Bulwell Riverside and St Ann's Valley. It will also support front line services to be located within the communities they serve and to be co located with locality based partner services. The proposal will also contribute the wider ambitions of the Council to rationalise its operational property portfolio.

Advice provided by Tanya Najuk (Head of Strategic Asset Management) on 10/06/2019.

Advice confirmed as still valid 25/11/2019

Signatures

David Mellen (Leader/ PH Regeneration, Safety and Communications)
SIGNED and Dated: 11/12/2019
Chris Henning (Corporate Director for Development and Growth)
SIGNED and Dated: 06/12/2019