

Central Bedfordshire Council

Executive

12 June 2018

Quadrant Accommodation Plan

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This report relates to a decision that is Key

Purpose of this report

1. To present the quadrant Accommodation Plan and to seek approval from Executive.

RECOMMENDATIONS

The Executive is asked to:

1. **approve the Quadrant Accommodation Plan.**

Overview and Scrutiny Comments/Recommendations

2. Verbal updates were provided to the Corporate Resources Overview and Scrutiny Committee on the 27 July 2017 and 22 March 2018. This report will be reviewed by the Corporate Resources Overview and Scrutiny Committee on the 31 May 2018 and comments from the Committee will be circulated.

Issues

3. The Quadrant Accommodation Plan is part of a suite of plans that form the Council's Asset Management Strategy. Together with the Corporate Accommodation Plan it sets out a holistic approach to the management of the Council's corporate accommodation.
4. This draft Quadrant Accommodation Plan is designed to address two of the Asset Management objectives to:
 - a) Review and revise the Council's operational estate to optimise ways of working, optimise operational space, achieve revenue savings and focus on service provision;

- b) Ensure that operational properties are appropriately located, fit for purpose, provide flexible accommodation, in good condition, within an efficient cost envelope that is appropriately accessible to customers.

Reason/s for decision

- 5. Property is expensive to procure, run and maintain, especially when budgets are under ever increasing pressure. As a result, accommodation needs to be carefully managed over its life to ensure best value in terms of use, maintenance and financial return, whilst still ensuring quality in service delivery.
- 6. This draft Quadrant Accommodation Plan will support better management of the Council's corporate accommodation and will provide a solution to the issues highlighted above.

Council Priorities

- 7. The draft Quadrant Accommodation Plan sets out the planned changes in each quadrant to provide the accommodation required to deliver services in a modern, efficient and customer friendly way. This includes a combination of rationalisation of space and co-location of services to deliver efficiencies, support locality working and easier access by customers, releasing estate to support wider regeneration plans, and bringing together health and social care services.

Corporate Implications

- 8. ICT – Due to the office moves that are described in the Quadrant Accommodation Plan there will be a requirement to relocate staff and appropriate ICT infrastructure to alternative sites. This will have resource implications that will need to be addressed with the ICT team.

Legal Implications

- 9. The proposals contained in the Quadrant Accommodation Plan concern the rationalisation of the Council's own assets. There are no specific legal implications arising at present, however, some of the proposals contained in the Plan when proposed to be implemented may require subsequent reports to and approval of the relevant committee. At that stage any specific legal implications will be considered.
- 10. The Council has the power to decide how it makes use of its own assets providing it complies with any relevant legislation when doing so.

Financial and Risk Implications

11. The present MTFP has a total of £51.4M capital spend and £4.045M revenue efficiencies relating to this plan. This does not address all the proposed schemes contained in the plan, including some 'Business as Usual' schemes that will be met from revenue budgets, and some where further work is required before budget requirements can be identified.
12. As individual schemes become more advanced, budgets will be reviewed and if necessary further requests will be made as part of the MTFP process.
13. The Council has a target in the MTFP to deliver a further £10M, £10M, £8M and £8M from all CBC estate over the next four years. Any disposal of surplus corporate estate resulting from this plan will form part of achieving this target.

Equalities Implications

14. Central Bedfordshire Council has a statutory duty to promote equality of opportunity, eliminate unlawful discrimination, harassment and victimisation and foster good relations in respect of nine protected characteristics; age disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
15. The Quadrant Accommodation Plan includes a focus on delivering an improved offer for residents with them accessing more cohesive and joined up services. This includes supporting wider regeneration plans, bringing together services and meeting spaces, incorporating a variety of uses and co-locating health and social care services. The plan also includes consideration of provision for older and disabled people and future educational requirements.

Conclusion and next Steps

16. It is requested that the Executive Committee endorses the Quadrant Accommodation Plan as to provide accommodation that supports delivering services in a modern, efficient and customer friendly way; through a combination of rationalisation of space and co-location of services to deliver efficiencies, support locality working and easier access by customers, releasing estate to support wider regeneration plans, and bringing together health and social care services

Appendices

Appendix A: Quadrant Accommodation Plan

Background Papers

None