

STOCKPORT COUNCIL

REPORT TO CABINET– SUMMARY SHEET

Subject: Final Business Case - Review of the Town Centre Operational Office Portfolio and New Ways of Working

Report to Cabinet

Date: 7 December 2021

Report of: (a) Cllr Tom McGee

Key Decision: (b) yes

Forward Plan ☒ General Exception ☐ Special Urgency ☐ (Mark with a Y if applicable)

Summary:

The purpose of this report is to present the final business case which has examined in detail the Council's operational town centre estate and the current and future business needs following the impact of Covid 19 and as the Council moves towards a new hybrid working model.

The report confirms the decarbonisation works to both Stopford House and Town Hall, full refurbishment of Stopford House to modernize the building and create an asset for the council.

Both options assume rationalisation of the estate to reduce cost and increase revenue in which Fred Perry House would be vacated by the Council and let to 3rd party occupiers. We are working to ensure that all building occupations are reviewed and rationalised and that the future working hybrid model is applied across all buildings utilised by the Council.

By refurbishing the building and investing in the working environment, technology and flexible working practices the benefits for the Council can be quantified and include:

- Lower operating costs
- Increased revenue from lettings
- Higher productivity
- Improved staff performance
- Better service delivery
- Enhanced partner working
- Improved environmental performance and social sustainability
- Better employee health, wellbeing and retention

The refurbishment proposals proposed by Space Invaders will provide modern, flexible workspace to meet the current and future needs of the Council. The refurbishment works (including the decarbonisation works) have been costed at a total of £17,560,500. The works are proposed to commence in January 2022 with a targeted completion in January 2023.

Comments/Views of the Cabinet Member: (c)

The long term aim of this project is reduce running costs [and to offset the investment] as well as providing a significant decrease to the carbon footprint of the Council.

The move to hybrid working allows the council's estate to be rationalised and to generate revenue income through long term letting whilst retaining a degree of flexibility should we need to reconsider at a future point depending on needs of the council

Recommendation(s) of Cabinet Member: (d)

To approve the recommendations set out below and in paragraph 14 of the report.

Note the update on progress with The Town Centre Asset Review and approve the proposals

To approve inclusion in the Capital programme and funding via prudential borrowing in line with the business case as set out

Delegate authority for the Deputy Chief Executive (Place) and Deputy Chief Executive (Corporate and Support Services) in conjunction with the Cabinet Member for Resources, Commissioning & Governance to enter into a construction contract and bring forth any necessary planning applications related to the refurbishment of Stopford House.

Delegate authority for the Deputy Chief Executive (Place) and Deputy Chief Executive (Corporate and Support Services) in conjunction with the Cabinet Member for Resources, Commissioning & Governance and Head of Service (Legal & Democratic Governance) to take the necessary steps to implement the strategy set out in this report.

To seek delegated authority for the Deputy Chief Executive (Place) and Deputy Chief Executive (Corporate and Support Services) in conjunction with the Cabinet Member for Resources, Commissioning & Governance to implement the strategy for new ways of working (the hybrid model) as set out in this report.

Relevant Scrutiny Committee (if decision called in): **(e)** CRMG
Background3

Background Papers (if report for publication): **(f)**

Contact person for accessing
background papers and discussing the report

Officer: Jamies Kington
Tel:

'Urgent Business': (g)

Yes/ No (Please circle)

Certification (if applicable)

This report should be considered as 'urgent business' and the decision exempted from 'call-in' for the following reason(s):

The written consent of Councillor _____ and the Chief Executive/Monitoring Officer/ Borough Treasurer for the decision to be treated as 'urgent business' was obtained on /will be obtained before the decision is implemented.
