

# North Tyneside Council Office Accommodation Review



Working in partnership with  
**CAPITA**

## Update Report for Overview, Scrutiny & Policy Development Committee

7<sup>th</sup> September 2015

Mark Longstaff, Project Sponsor (Head of Commissioning & Investment, NTC)

Katy Middleton, Project Manager (Capita)

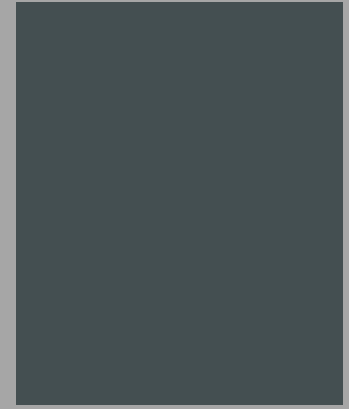
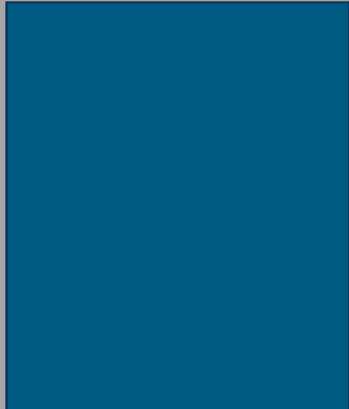


# Purpose

The Overview, Scrutiny & Policy Development Committee has requested this update report on the Accommodation Review in order to understand:-

- What buildings were held before the review
- What buildings were held after the review
- What benefits have been gained
- What consideration has been given to buildings that are still partly vacant (eg. the top floor of Wallsend CFC)
- What further building rationalisation is currently under consideration

# 1. Property Review – Phase 1 Summary



# Phase 1 Property Review – Original Scope (25 Operational Assets)

## 2 Hub Buildings

Quadrant East  
Quadrant West

## 7 Customer Centres

John Willie Sams  
White Swan  
Oxford Centre  
Shiremoor Centre  
Whitley Bay CFC  
North Shields CFC  
Wallsend CFC

## 16 Key Operational Assets

2-4 Russell Street  
Camden House  
Maritime Chambers  
Meadowell Centre  
Norham Road Depot  
Business Centre  
Rake Lane Hospital  
Youth Village  
Riverside Centre  
Killingworth Site  
Langdale Centre  
Unit 6 Prospect Terrace  
Unit E1, Tyne Tunnel  
Unit G6-G8 Tyne Tunnel  
Wallsend Town Hall  
Perth Gardens

# Phase 1 Property Review – Progress so far

## 2 Hub Buildings

Quadrant East  
Quadrant West  
(both included in Extended Scope)

## 7 Customer Centres

John Willie Sams  
White Swan  
Oxford Centre  
Shiremoor Centre  
Whitley Bay CFC  
North Shields CFC  
Wallsend CFC  
(all included in Extended Scope)

## 16 Key Operational Assets

2-4 Russell Street	-	savings included in Original Scope
Camden House	-	savings included in Original Scope
Maritime Chambers	-	now included in Extended Scope
Meadowell Centre	-	now included in Extended Scope
Norham Road Depot	-	now included in Depot Scope
Business Centre	-	now non-operational (income)
Rake Lane Hospital	-	excluded from all Scopes (no savings)
Youth Village	-	now included in Extended Scope
Riverside Centre	-	now included in Extended Scope
Killingworth Site	-	now included in Depot Scope
Langdale Centre	-	now included in Extended Scope
Unit 6 Prospect Terrace	-	now included in Depot Scope
Unit E1, Tyne Tunnel	-	now included in Depot Scope
Unit G7-G8 Tyne Tunnel	-	now included in Depot Scope
Wallsend Town Hall	-	savings included in Original Scope
Perth Gardens	-	now included in Depot Scope

## Achievements to date – phase 1

**Russell Street** – vacated by operational services in September 2014. Interim use as a retail incubator unit to support local businesses until the lease expires in 2016. This lowers the ongoing liability (due to external grant funding). Post-lease expiry, revenue savings of circa £34k per annum.

**Camden House** – vacated by operational services in September 2013 (reducing property costs by circa £4k per annum). Negotiations underway with 2 interested parties to sub-let and reduce the liability further through rental income. Post-lease expiry in 2019, revenue savings of circa £132k per annum.

## Achievements to date – phase 1 (continued)

**Meadowell Centre** – vacated by operational services in July 2014 (reducing property costs by circa £12k per annum). Future uses for the building being considered by SPG. If the building is disposed of, full revenue savings of circa £42k per annum could be achieved.

**Wallsend Town Hall** – vacated by operational services in February 2014. The building was sold in March 2014 and the new owner has made significant investment in the sympathetic renovation of the building to help regenerate the area. This has resulted in revenue savings of circa £112k per annum. The closure coincided with the opening of the new Wallsend Customer First Facility in February 2014. The Pool at the rear of the Town Hall has also recently been sold.

## Achievements to date – better utilisation of assets

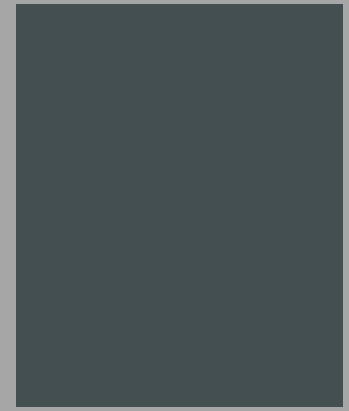
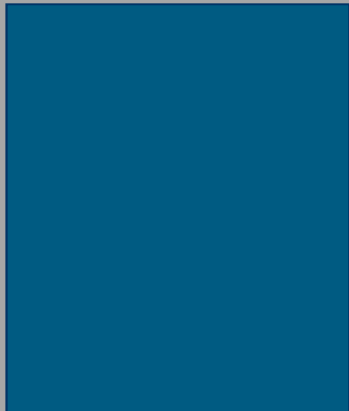
**Wallsend CFC top floor** – A number of operational uses have been considered. Negotiations are now progressing well with an interested party in order to sublet and find a use that is in-keeping with the rest of the building.

**John Willie Sams Centre** – Potential to relocate the Langdale training facility to the under-utilised JWS Centre currently being explored by SPG. Ward Members received a briefing on 3<sup>rd</sup> September.

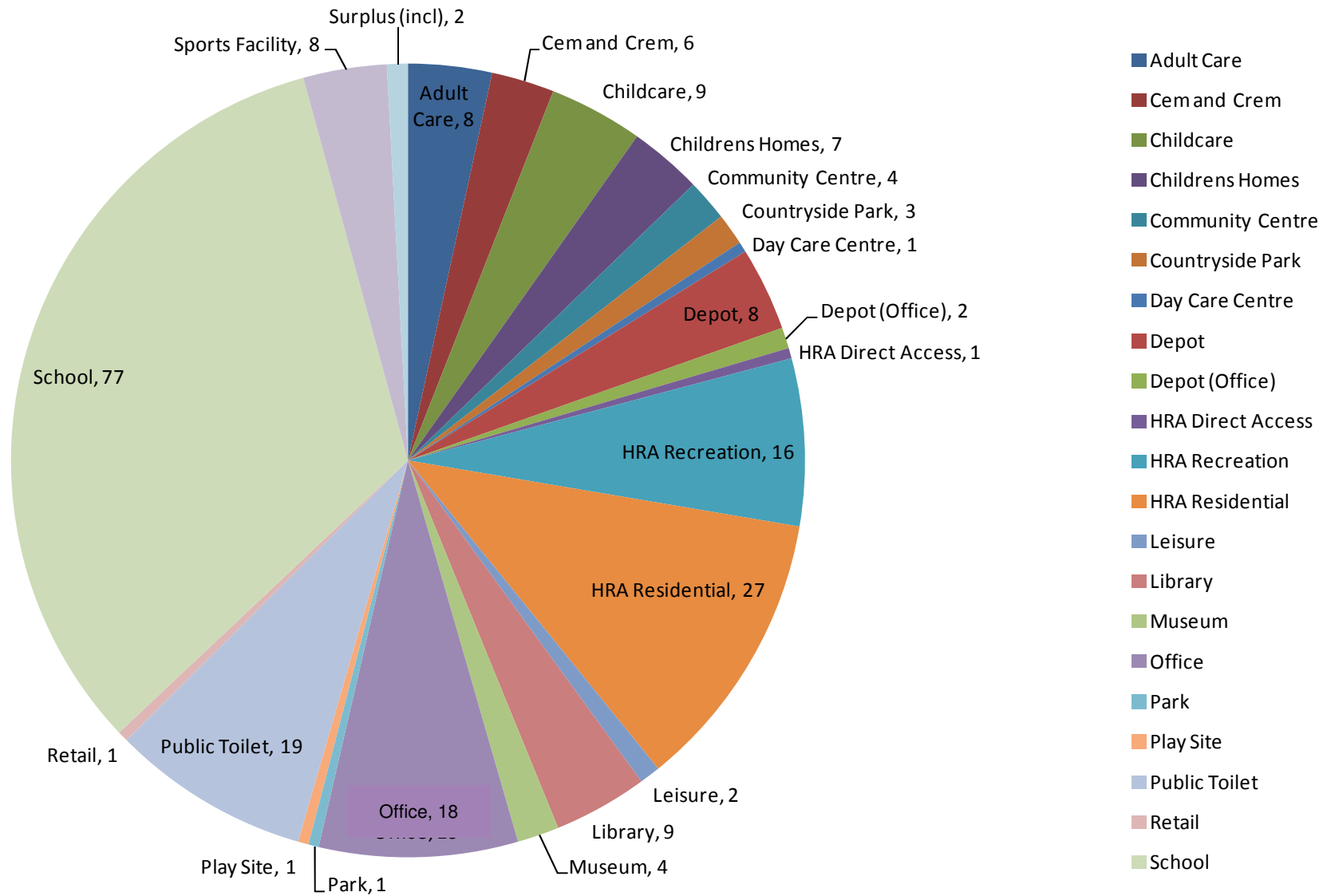
**Wallsend Library** – was vacated when the new Wallsend Customer First Centre opened in February 2014. An offer has been received for the property to be utilised as a childcare facility for children with special educational needs. Negotiations are progressing.



## 2. Extended Property Review – Phase 2



# Key Operational Assets (234)



## Phase 2 Property Review – Extended Scope

Reductions	No	Reason for Scope Exclusion
	<b>234</b>	<b>Operational Assets</b>
-77	158	Schools (LA, Diocese and Academy) excluded
-6	152	Cems & Crems excluded
-10	142	Depots (part of depot rationalisation) excluded
-27	115	Housing PFI scheme buildings excluded
-3	112	Buildings part of Schools/Colleges excluded
-4	108	Converted to Housing (or in the process of) excluded
-2	106	Now sold/leases terminated excluded
-19	<b>86</b>	Public toilets excluded from scope
	<b>86</b>	<b>Operational Assets within Extended Review (includes 14 assets from Phase 1)</b>

## Extended Scope – Asset Profile by Service Area

Service Area	Abbreviation	No of Assets	GFA (Sqft)	% of Total
Adult Care	ADC	8	31,751	3%
Child Care	CHC	7	58,131	5%
Children's Home	CHH	7	22,606	2%
Community Centre	CMC	3	18,031	2%
Country Side Park	CSP	3	8,612	1%
HRA Recreation Room	HRR	13	13,994	1%
Leisure	LEI	2	45,751	4%
Library	LIB	9	33,371	3%
Museum	MSM	4	40,907	4%
Offices	OFF	17	574,043	50%
Play Site	PLS	1	1,883	0%
Parks	PRK	1	4,036	0%
Retail	RTL	1	2,153	0%
Sports Facility	SPF	8	273,215	24%
Surplus	SRP	2	11,895	1%
	<b>Totals</b>	<b>86 Assets</b>	<b>1,140,379</b>	<b>100%</b>

## Extended Scope – Asset Profile by Ward (1 of 2)

Ward	No of Buildings	Key Buildings
Battle Hill	3	Rising Sun, Battle Hill Library, Bray Close Community Centre
Benton	4	Recreation Rooms, Forrest Hall Library, Irving House
Camperdown	6	Killingworth Childrens Centre, Fordley Respite Unit, Heatherfield Mews
Chirton	3	Meadowell Centre, Childcare Oaktrees, 38/40 Wooler Avenue
Collingwood	2	Stephenson Railway Museum, Cedars Resource Centre
Cullercoates	2	Cullercoates Library, Tynemouth Indoor Pool
Howdon	6	Recreation Rooms, Howdon Library, Langdale Centre, Croft House Home
Killingworth	8	Recreation Rooms, Dial Cottage, White Swan and Lakeside Centre, Rising Sun
Long Benton	1	Oxford Centre
Monkseaton North	2	Monkseaton Library, the Waves
Monkseaton South	1	1 Drumoyne Gardens
Northumberland	2	Recreation Rooms
Preston	2	38 Cleveland Road, 4 Hawkeys Lane (adult learning disability)
Riverside	14	Riverside Centre, Howdon Childrens Centre, Riverdale, Sycamore House, Royal Quays Community Centre, North Shields CFC, 2-4 Russell St, Stag Line, The Parks, Addison St, Recreation Rooms

## Extended Scope – Asset Profile by Ward (2 of 2)

Ward	No of Buildings	Key Buildings
St Mary's	3	Wellington Av Childrens Home, St Marys Lighthouse, Miniature Golf Course
Tynemouth	4	Recreation Rooms, Tynemouth Library, Youth Village, Northumberland Park Pavilion
Valley	8	Shiremoor Childrens Centre, Edmund House, Shiremoor Centre & Library, Quadrant,
Wallsend	7	Wallsend Childrens Centre, Wallsend Library, Segedunum Museum, Wallsend CFC, Hadrian Leisure Centre
Weetslade	4	Childcare Wideopen, Recreation Rooms, Wideopen Library, John Willie Sams Centre
Whitley Bay	3	Marden Bridge Sports Centre, The Dome & Spanish City, Whitley Bay CFC
Out of Borough	1	High Borrans
<b>Total</b>	<b>86 Buildings</b>	

## Summary

**This presentation has shared with Members of the Committee as requested:-**

- ✓ The buildings held before the review
- ✓ The buildings held after the review
- ✓ The benefits gained
- ✓ Opportunities under consideration for buildings that are still partly vacant (eg. the top floor of Wallsend CFC)
- ✓ The approach to further building rationalisation. We will report back once Strategic Property Group have considered recommendations.

**Thank you. Any questions?**