

# ITEM 9



DERBY CITY COUNCIL

## SCRUTINY MANAGEMENT COMMISSION 6 MARCH 2007

Report of the Corporate Director of Corporate and Adult Social Services

### Accommodation Strategy - Review

#### RECOMMENDATION

1. That the Commission note the Report.

#### SUPPORTING INFORMATION

- 2.1 Consultants Donaldsons were appointed to appraise the Council's existing accommodation needs and to identify a preferred option to meet the Council's future needs. Their studies concluded that the best option was new accommodation in a single location at Becket Well and that this should be affordable.
- 2.2 Consultants were then commissioned to carry out a detailed feasibility study on the Becket Well site. At the conclusion of that study it became clear that this option, at a capital cost of £47.5 million was not affordable.
- 2.3 A series of further options have since been considered by officers. These include various combinations of retaining some existing buildings and building new and /or acquiring existing developments :
  - retaining and refurbishing all or part of existing accommodation
  - full / part new build on a number of different sites
  - developer led construction, with or without a commercial element
  - inclusion within a bigger redevelopment
  - purchase of existing developments
- 2.4 These options were considered in two phases. The initial phase looked at capital costs followed by an appraisal of suitability. The most appropriate schemes were then updated to take account of current costs and staff numbers and assessed on a life cycle cost basis.
- 2.5 Schemes involving building new accommodation are proving to be unaffordable. Those involving acquiring existing property have failed because there is no adequately sized property available.
- 2.6 Officers are currently finalising the review of options with a view to making a recommendation on a way forward in the next few months.

For more information contact:  
Background papers:  
List of appendices:

Chris Edwards 01332 255070 e-mail [chris.edwards@derby.gov.uk](mailto:chris.edwards@derby.gov.uk)  
None  
Appendix 1 – Implications

<b>IMPLICATIONS</b>
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**Financial**

1. None directly arising

**Legal**

2. None

**Personnel**

3. None.

**Equalities impact**

4. None.

**Corporate priorities**

5. Suitable accommodation that can be used efficiently supports the priority of delivering excellent services, performance and value for money.