

Agenda item:	9
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HRA Board Cover sheet

20 January 2021

Title of paper:	Estates strategy 2020 – 2025 - update
Submitted by:	Karen Williams
Summary of paper:	To provide an update on progress made on delivering the HRA estates strategy 2020 – 2025 and gain approval from the HRA Board for revisions to proposed office move for Nottingham
Reason for submission:	For approval
Further information:	<p>The HRA Board approved our Nottingham office move to one of two options (Public Health England’s Seaton House or Government hub, both in central Nottingham) in March last year. Since that decision was taken, both proposed options are no longer available to us.</p> <p>As a result, we have secured alternative, high quality, digitally enabled, inclusive space within NHS supply chain (an ALB of DHSC) in central Nottingham. This space, recently refurbished to a high standard, will provide a mix of workstations and informal collaboration space together with formal meeting rooms. Direct costs are estimated at £37.5k, 50% of current costs. We plan to implement most of the project prior to year-end to yield financial benefit in 2021/22.</p> <p>Key decisions required:</p> <ol style="list-style-type: none"> 1. Decision to move existing Nottingham office to NHS supply chain in central Nottingham. To be completed by June 21 with significant element of project completed by 31 March 21.
Dissemination:	Once approved by HRA Board this paper will be published on the HRA hub
Time required:	10 mins

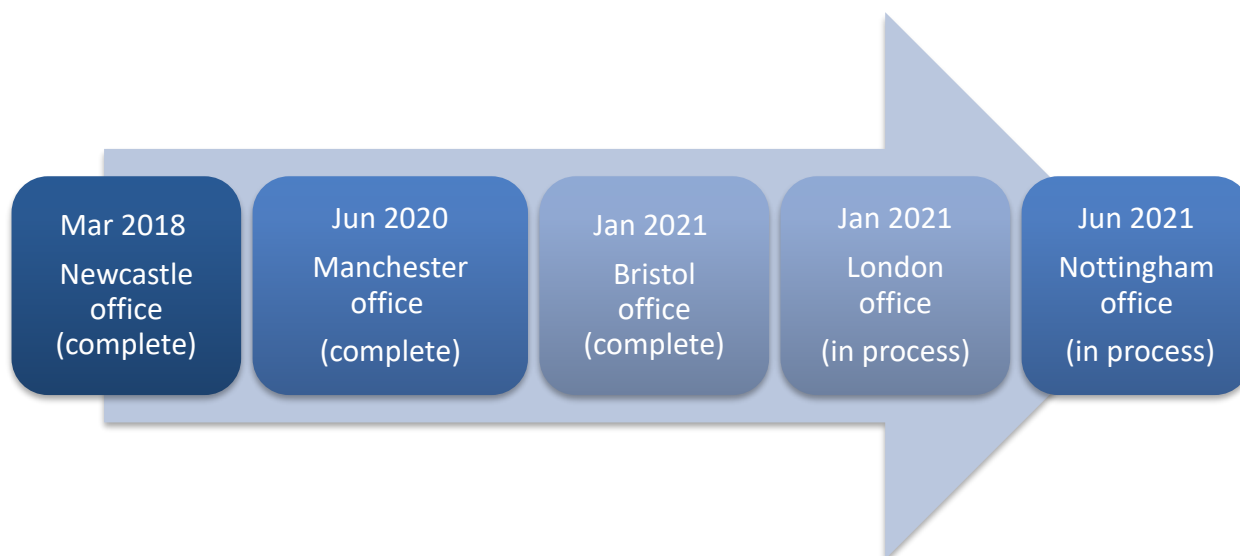
Estates Strategy 2020 – 2025

The HRA's 5-year estates' strategy, agreed in July 2019, sets out our strategic ambition for our estates and technology infrastructure. Our estates have always been at the heart of the services we provide. However how we use them, and what we expect from them is transforming. The strategy set out how we intended to develop our estates and ICT infrastructure to meet the changing needs of the communities we serve and align with key government priorities.

The strategy set out six strategic objectives and a detailed action plan to deliver on these over the five years from 2020. The disruption caused by Covid-19 and the resulting transformation of working practices will have a lasting impact on how we work in the future. Our estates need to support this evolution, providing flexible, attractive spaces to enhance how we work, meet, collaborate and engage whilst also complementing the anticipated increase in homeworking for many staff.

As a result, we are refreshing our estates strategy to ensure it continues to meet the needs of our business, our people and our stakeholders. An anticipated increase in our spaces being used to collaborate, connect and for social interaction is predicted and our places need to reflect this in their design and location.

Estates – management of lease events



London office, Stratford 2020

Our London office has moved to Redman Place, Stratford, a shared office space with CQC, NICE, HTA and HFEA. The programme is delivering on time and to budget and is an impressive, well designed space, digitally enabled and with good sustainability standards. The building opened to staff who are unable to work from home on Monday 18th January. Very low occupation numbers (less than 10) are anticipated while there remains a national lockdown (and none from the HRA).

The HRA has an allocation of 20 workstations, 10 fewer than previously planned to provide a greater concentration of collaboration space, project tables and informal break out areas. We also have access to a couple of agile ceremony spaces if required to support the research systems programme.

The lease will be on a memorandum of terms of occupation (MOTO) basis with DHSC. There will be some ability to flex the arrangements with the other ALBs if required. This is similar to the arrangements in place for Skipton House. The workspace is expected to generate at least 33% reduction on historic costs for our London base.

Cross organisational working groups (Facilities, Technology, Culture, Communications and Finance) have been supporting the programme and ensuring it is genuinely a co-created space.

Redman Plan has a set of values that have been developed to help guide the culture within the building and work is ongoing on how we create a supportive and engaged community.

Skipton House was vacated in September 2020 and handed over to Public Health England in support of their pandemic response.

Bristol office, Temple Quays House (Government hub)

Our move to the Bristol government hub was successfully delivered to time and on budget in November 2020. Our office is shared with CQC (14 workstations allocated to HRA) with access to all facilities within the government hub. The space is well designed with approx. 50 workstations, 3 internal meeting rooms, kitchen / staff area as well as access to government hub external meeting suite. The lease for our existing arrangements has been surrendered, approved by the DHSC and all associated contracts terminated.

Again, the lease is on a MOTO basis with CQC to 31 March 2021 and from 1 April will be with Government Property Agency. Costs are similar to our previous Bristol office costs with slightly lower indirect support costs. The building is ideally situated 5 mins walk from Bristol Temple Meads and is occupied by a number of different government bodies.

Nottingham office, Equinox House, NHS Supply Chain

Our Nottingham office lease comes to an end in June 2021. The two potential options for space agreed by the Board in March 2020 – Apex Court (government hub) and Seaton House (DHSC building, majority occupier, Public Health England) are unfortunately no longer available.

Alternative office space has been sought using the ALB network and DHSC finance colleagues. NHS Supply Chain has offered space in their recently refurbished building in central Nottingham. The space is well designed, digitally enabled, flexible, meets our requirements and is affordable, offering 50% reduction on current costs. We are keen to progress quickly on this office move to gain efficiencies for 2021/22 and secure a confirmed base for our staff in Nottingham.

HRA Board are asked to approve the recommendation to share office space with NHS Supply Chain in Nottingham and to progress the project at pace in order to secure benefit for 2021/22 and meet lease termination date in June 2021.