



## PUBLIC SECTOR ACCOMMODATION STRATEGIES

The right accommodation can help your council to work more efficiently and cost-effectively. Teams can perform better and work together more easily, and you can improve staff retention and recruitment. Your local residents will benefit too, as you'll be able to release resources for the delivery of frontline services.

You may have come to question whether your accommodation is appropriate for any one of a number of reasons. Perhaps you've done a comprehensive performance assessment, a best value review or you are looking at your offices as part of an asset management plan. Or flaws could become apparent as you set up flexible working or implement new communications technologies.

Whatever the reasons, we at CB Richard Ellis can help.

### HOW WE CAN HELP

The Institute for Public Policy Research's (IPPR) Designs on Democracy champions the move from traditional town hall to modern, flexible accommodation, not least because it can make it easier for local residents to engage with local government.

We can work with you to make that change by identifying your medium- to long-term needs and using them to create a space model. Then we can help you to compare this with what you currently have and produce a range of options that can be assessed against your service objectives and any financial criteria, including affordability.

Our analysis is thorough and reliable and the strategies that we suggest are always deliverable. We adhere to the Prudential Code to build a range of flexible funding options and identify and manage the risks associated with direct procurement.

### OUR SERVICES

We can provide a range of services, including:

- architectural feasibility
- space planning
- condition surveys
- cost consultancy
- facilities management
- valuation
- agency advice
- project management
- appraisal of strategic options
- advice on funding and procurement.

### KEY CONTACTS

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## RECENT SUCCESSES

### **London Borough of Ealing**

We acquired the freehold of Percival House on behalf of the London Borough of Ealing, making it one of the first purchases under the Prudential Code. The Council could then refurbish the 180,000 sq ft building that it had previously been leasing. Not only did this avoid facing a major dilapidation claim at the forthcoming end of lease, but also let the Council refurbish the office straight away, designing the space to match its new working practices and make substantial savings in revenue year on year.

### **London Borough of Havering**

We supported the London Borough of Havering by providing a comprehensive range of advice and services as it rationalised its accommodation. We helped the Council to identify what space it needed and assess its options in the light of service delivery issues, potential capital costs and anticipated running costs, as well as the capital receipts and revenue savings it could benefit from by disposing of surplus properties.

The Council chose to consolidate its offices in a small number of properties. We worked with the council to acquire back office accommodation off-market and then supported it with design and project management services as they fitted out the offices to match their new way of working. We've also helped them with strategic planning and property advice as they plan to sell major property assets following the office move.