

Appendix 6

Consultation Responses:

Prestatyn Member Area Group:

Response Issue	Mitigation
Detrimental economic impact on the Town Centre	Alternative use to be secured for the building prior to vacation of DCC staff; Development opportunity for whole site represents a potentially significant level of inward investment.
Cheaper to bring 6-8 Nant Hall Road back into use as office accommodation	The building is unsuitable for modern office accommodation. There are equality issues, the maintenance backlog is significant and heating the building is uneconomical. Not economically viable.
Questionable demand for office space within the town if not used by DCC	The marketing exercise will determine this. Good quality commercial accommodation close to the town centre is in short supply – this has been notable when trying to relocate private businesses to facilitate the Prestatyn Library relocation project.
Removes a DCC customer facing facility	The use of the frontline customer facing facilities is low. The new Library will facilitate the customer service requirement.
The building is capable of supporting front line staff	The building is in the wrong location for core service need. This is Rhyl – which is why the 64 Brighton Road building is so fully utilised
The 64 Brighton Road building is leased (Circa £100K p/a lease cost), this can't be cost effective	The building represents the lowest cost per staff member of all the locations under consideration. The accommodation is of relatively poor standard, but extremely cheap. Negotiations with the landlord will be undertaken pending the development of a proposal for a new office building in Rhyl.
Generally unacceptable to the Prestatyn Members (voted against 7 – 2)	None – noted.

Rhyl Member Area Group

Response Issue	Mitigation
Need to ensure staff are not “shoe horned” in	All teams will be consulted with (Ty Nant, Brighton Rd & Russell Hse) to determine needs. Principles of modernisation will be applied and a spatial efficiency of 30% is anticipated. This should be more than adequate to accommodate the Ty Nant staff. The H&S at Work regulations will apply and Corporate H&S will have an overview of all proposals.
Car Parking could be an issue with the generation of additional visitors	The service delivered is generally off site – staff parking pressures should be minimal and no additional visitors to the buildings are

	anticipated. DCC has no obligation to provide free car parking for staff and there are adequate car parking facilities within walking distance.
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Ty Nant Staff:

Response Issue	Mitigation
Need to give clear messages about how it all fits together e.g. proposals re Ty Nant with mobile working pilot in Brighton Road	Agreed – all proposed pilots and accommodation changes should be developed through the Modernisation Board.
Some concerns from admin - seems to be about whether they might have to travel e.g. to Ruthin	This will be determined by service need through consultation.
Timescales i.e. when is move likely to happen x several enquirers	To be determined – all staff will be kept informed through their management channels
Having time to prepare- boxing up, sorting out technology, using opportunity to move from paper heavy environment. Need as much notice as possible	Decluttering exercises will be arranged prior to moves. Service departments should be working toward more efficient ways of working irrespective of physical moves.
some staff already work considerably from home and don't experience problems	N/A
Have experience also of moving from paper to electronic files- v much in favour	N/A
<p>What will mobile working look like? Contracts/Commissioning Team</p> <p>Need to have time, as a team, to think about what form of mobile working could work</p> <p>Different needs for different individuals ie some have space at home so OK, others have family at home which would interfere with work</p> <p>Whole of team will need to come together regularly to be able to bounce ideas off each other; team time is really important</p> <p>Questions about storage and where will all the paper go- was an issue about how personal files would work in flex office environment</p> <p>Carrying laptop around- weight- particular problem potentially in Brighton Road where no lift. Need lightweight technology</p> <p>How would confidentiality issues work if working from home- protecting individual details, details in invoices</p> <p>Concerns about loss of meeting rooms, needing to make sure teams have opportunities to meet</p>	<p>These are service/individual specific needs which will be taken into consideration when developing the best service delivery and accommodation model.</p> <p>All subject to discussions with each service team.</p>

<p>Need to make better use of community and church spaces- Trefnant and Llanrhaeadr given as examples- excellent local facilities on main road N/S- with good disabled access as have been refurbished with grant</p>	<p>The Council does not need the levels of purpose built accommodation it currently utilises for office space – there is no need to utilise other space unless there is a specific geographical need.</p>
<p>Will all staff go to Rhyl?</p>	<p>To be determined by service needs.</p>
<p>Issue from member of staff in Russell House- how to work through the issues of having fewer desks than people though accept the need to work out a solution</p>	<p>Studies have shown that desk utilisation is, on average, below 50%. Where implemented, DCC teams are managing adequately with desk/staff ratios of 7 – 10. Analysing service needs will be key to determining desk/staff ratios per team.</p>
<p>- Where is the business case esp bearing in mind good quality of Ty Nant cp Brighton Road?</p>	<p>The business case is being developed. Ty Nant is not capable of accommodating sufficient numbers to facilitate rationalisation. The geographic location is also not crucial to service needs.</p>
<p>Why not use Warren Drive?</p>	<p>This was utilised previously – too expensive and part of the rationale for moving to Brighton Rd.</p>
<p>Why use Brighton Road- poor quality, poor facilities, no disabled access, rats and infestations.....will there be improvements?</p>	<p>Negotiations will be undertaken with the landlord to determine the best value solution for the Council – reduced rents allowing DCC to invest or market rent with the landlord undertaking improvements. All pending a feasibility study into a new office building in Rhyl</p>
<p>What is evidence that there is demand for town centre development to replace Council occupation</p>	<p>Full development potential may take 3-5 years to be realised. However, this is not adequate justification for retaining a building which could be vacated and realise income.</p>
<p>Car parking will be big issue in Rhyl- how will that be managed?</p>	<p>No additional visitors to the buildings in Rhyl are anticipated – the Ty Nant building has low levels of customer service. There are adequate car parking facilities within walking distance.</p>