

## Elizabeth II Court, Winchester United Kingdom

### Challenges

- Many of the elements of this 1960's constructed office building were nearing the end of their useful life. Electrical systems, drainage, interior fittings, lifts, roofs e.t.c. were in need of major repair or replacement.
- The costs of replacing these elements was estimated to be in the order of £15-20 million and the building was of a significant size — over 10,000m<sup>2</sup>.
- The building accommodated over 600 staff and was the county council's largest office building in central Winchester.
- Unwelcoming public interface of fortress-like buildings.
- Limited funding from public purse.
- City centre location.
- An organisation whose own buildings and use didn't reflect their "modern ways of thinking" profile.
- Poor energy and carbon footprint.
- Linking property to delivery of front-line services.

### Solutions

- Hampshire County Council had recognised for some time that rationalisation of working practices through adoption of "new ways of working" could create major improvements in the delivery of services and efficiencies in the running of an extensive estate.
- A heavy refurbishment in lieu of new build solution.
- A unique naturally ventilated solution encouraging natural ventilation and offering flexibility in use of floor plates.
- Shared social space.
- Focused customer/public engagement.
- Heat recovery from data centre.

### Results

- Turning a major liability into a flexible asset.
- Securing another 40 years of life from a building and embedding flexibility and adaptability into the design.
- Achieving major efficiencies in running costs by reducing the county council office estate.
- A 70% increase in staff occupying the building from 600 to over 1100 — and a 30% improvement in space utilisation.
- The reduction of 4,500m<sup>2</sup> of office accommodation elsewhere in Winchester.
- A 70% reduction in planned energy consumption.
- A change in culture for staff with the adoption of new ways of working and flexible use of space.
- A new reception, conference, catering facilities — reflecting the council's aim to be a "modern business delivering public services."
- Funds to reinvest in the transformation to flexible working and in the remaining assets for another generation.



"The realisation by many that building projects are in reality often the means by which we change organisations, their motivation and the outputs of the staff".

Andrew Smith, Chief Executive, Hampshire County Council

## Reflections

- Remodeling Elizabeth II Court has not only turned a liability into an asset and produced an innovative flagship building in this historic city of Winchester, but it also represents a platform for cultural change in the use of our buildings and for improved modern ways of working.
- The project has already attracted strong interest as a refurbishment and sustainability benchmark for what can be achieved through imaginative re-use.