

Total Efficiency in practice: Elizabeth II Court

Client: Hampshire County Council | **Project:** Elizabeth II Court | **Value:** £40m+ |
Sector: Public Sector Offices | **Services:** Full cost management services, business case support etc |
Start date: 2007 | **Completion date:** 2009

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 etc. 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 10,000m².

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

HCC 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 & offering flexibility in use of floor plates.

Shared social space.

Focussed 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 4,500m² 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.

REFLECTIONS

Remodelling 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 & sustainability benchmark for what can be achieved through imaginative re-use.

"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, HCC





“I would like to record my thanks to you and Ian personally for your commitment and good judgement on this project. Completing the project on time and on cost is testament to your own, and many others contributions. Your team’s performance was consistently very good throughout the project and your ability to contribute and challenge beyond your direct professional boundaries was noted and appreciated”

Steve Clow
Hampshire County Council

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