

Your ideas for how Benjamin Court could be used in future

Introduction

Benjamin Court in Cromer has been used to provide a range of health and care services in the past. It is made-up of two buildings, however one of these has not really been used since June 2023. The local NHS is considering what should happen with the building that is largely empty and we would like your ideas about how it could be used in future.

The document provides:

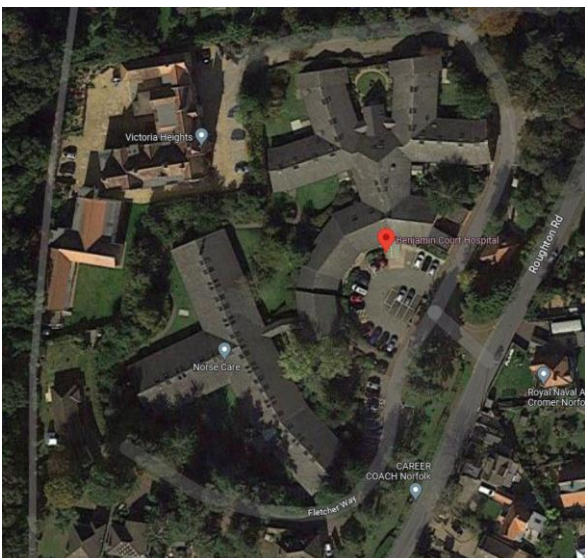
- Some background information about Benjamin Court, including the size and layout of the buildings.
- The current position with the building, including the options we have explored so far.
- Details about how you can share your ideas about how the building could be used in future.
- An explanation about how a decision will be made about what happens with Benjamin Court.

The building

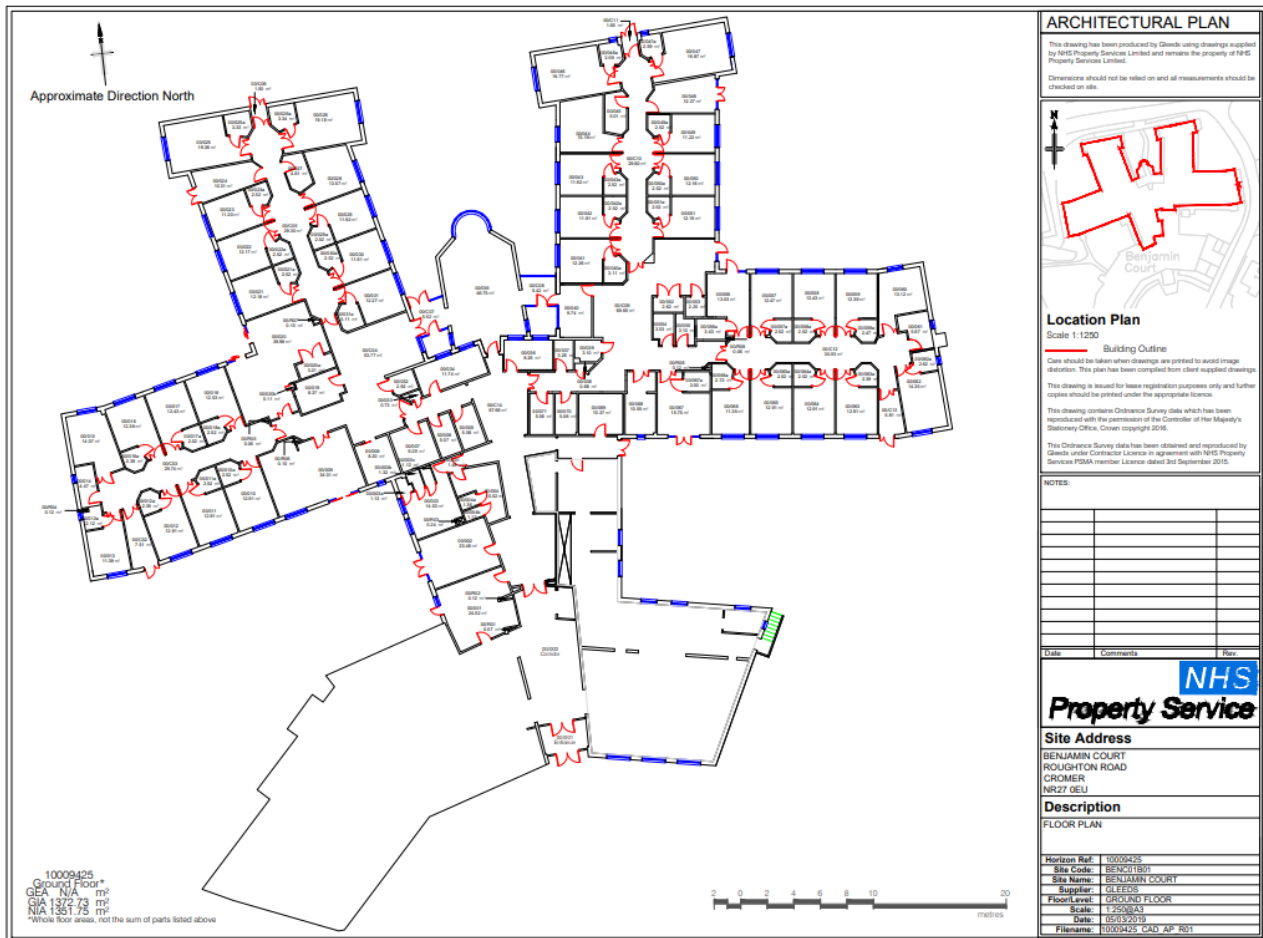
Benjamin Court is made-up of two buildings which are joined together by a corridor:

- Building one is largely empty (there is a small kitchen leased by Broadland Housing Group). This is the building that we would like your views on.
- Building two is let exclusively to Broadland Housing Group. This is not changing and so we do not want your views on the future use of this building.

Here is an aerial view of Benjamin Court:



Here is the floor plan for building one:



Both buildings are owned by NHS Property Services and any tenants lease the buildings from them.

Estimated revenue costs to occupy the building are £353,000 per year. Rental costs and business rates are fixed, but service and facilities management costs will vary depending upon usage. Service and facilities management charges includes costs such as utilities, cleaning and maintenance of the premises.

Here is a breakdown of the estimated revenue costs for 2024/25:

Rent	£132,000
Business rates	£9,000
Services and facilities management	£212,000
Total	£353,000

The current position

Building one has largely been empty since June 2023 when Norfolk County Council decided to change how it provides care and support to people needing short-term rehabilitation, choosing instead to care for people in their own homes.

Since then, we have explored a couple of ideas for how the building could be used in future:

- **Use by a local NHS trust:** We asked the local NHS trusts if they might have a use for the building in future. One NHS trust has said that they could benefit from a space for their nurses to use in between visits. However, they would only need a small space and it could be located at a different site in North Norfolk. All the other NHS trusts have said they have no use for the building in future.
- **Use by another local organisation:** We also asked Norfolk County Council, all the local district, borough and city councils, the police service, the fire service and a local housing provider if they might have a future use for the site. We did receive an expression of interest from one of the local housing providers, however they were clear that a full feasibility study would need to be undertaken and this would only be done if the NHS were to formally say it has no use for the building in future. None of the councils or other organisations we asked have said they would have a use for the building in future.

We know that members of the local community are interested in what happens with the building and have ideas for how it could be used. We want to hear everyone's thoughts and suggestions.

We welcome all ideas but, in the current financial climate, it is really important to consider funding. We will need to ensure ideas and suggestions could be funded on an ongoing basis and could also be staffed, as we know from experience that it can be hard to recruit health and care staff in North Norfolk. It is imperative that we use the funding we have as effectively as we can in order to address the wide range of health and care needs of people living in North Norfolk, and across Norfolk and Waveney. We would ask that people consider this when coming-up with ideas about how the building at Benjamin Court could be used in future.

Your views

We want to know what ideas you have for how the empty building at Benjamin Court could be used in future. You can share your views between 8 May and 4 June 2024 by:

- Completing the online survey via this link:
<https://www.smartsurvey.co.uk/s/BenjaminCourtFuture/>
- Completing the paper survey attached to end of this document and posting it to Healthwatch Norfolk
- Sharing your ideas at one of the drop-in sessions being held on the following dates:
 - 13 May – Sheringham Library – 1.00pm-4.00pm
 - 14 May – The Hub at Sheringham Little Theatre – 10.00am-12.00pm
 - 15 May – Roys of Wroxham – 10.00am-12.00pm
 - 16 May – Community Supermarket at Wicken Green near Fakenham – 10.30am-12.00pm

- 16 May – A spot on the WOW Bus in Fakenham Market Place – 1.00pm-4.00pm
- 17 May – Cromer Library – 10.30am-4.00pm
- 21 May – Main Hall at North Walsham Community Centre – 1.00pm-3.00pm
- Attending our public meeting on Thursday, 30 May, 6.00pm-7.30pm, at North Norfolk District Council, Holt Road, Cromer, Norfolk NR27 9EN. Book your place by visiting: <https://www.eventbrite.co.uk/e/benjamin-court-public-meeting-tickets-902211096677>.

How a decision will be made about what happens with Benjamin Court

Healthwatch Norfolk will analyse all of the feedback and produce a report for NHS Norfolk and Waveney Integrated Care Board (ICB). The ICB will then review the report and the ideas put forward and take a decision.

We are hoping to find a solution that is viable financially, can be staffed, and will benefit as many people in Norfolk and Waveney as possible, and we really value your ideas and suggestions. We hope this engagement exercise can help us identify this and we thank you for your time taking part.

However, if following the engagement exercise no viable alternative use of the building can be found, then the ICB will return the site to NHS Property Services. This would enable NHS Property Services to look for alternative tenants. Alternatively, NHS Property Services could look to sell the site. If they were to sell it, then half of the proceeds from the sale would be available to reinvest in other NHS Property Services sites in Norfolk and Waveney.

Benjamin Court survey

Please note that you can complete this survey online by visiting:
<https://www.smartsurvey.co.uk/s/BenjaminCourtFuture/>.

- 1. What ideas do you have for how Benjamin Court could be used in future? Please write your answer in the box below.**

The following questions are optional, but completing them helps us to understand if we have heard from a good cross section of the population and whether particular groups of people might be affected differently.

- 2. What is the first half of your postcode? (e.g. NR18)**

- 3. How old are you?**

- 4. What is your gender?**

- Male
- Female
- Non-binary

- Genderfluid
- Genderqueer
- Intersex
- Prefer not to say
- Prefer to self-describe:

5. What is your sexuality?

- Bisexual
- Gay or Lesbian
- Heterosexual or straight
- Pansexual
- Prefer not to say

If you feel the choices do not provide a suitable option, please write how you would describe your sexual orientation:

6. What is your ethnic group?

Arab:

- Arab

Asian / Asian British:

- Bangladeshi
- Chinese
- Indian
- Pakistani
- Any other Asian / Asian British background

Black / Black British:

- African
- Caribbean
- Any other Black / Black British background

Mixed / Multiple ethnic groups:

- Asian and White
- Black African and White
- Black Caribbean and White
- Any other Mixed / Multiple ethnic groups background

White:

- British / English / Northern Irish / Scottish / Welsh
- Irish
- Gypsy, Traveller or Irish Traveller
- Roma
- Any other White background

Other:

- Any other Ethnic Group
- Prefer not to say

If other, please specify:

7. Please select any of the following that apply to you:

- I have a disability
- I have a long term condition
- I am a carer

- None of the above
- I prefer not to say

7. Where did you hear about Healthwatch Norfolk?

- Social Media (e.g. Facebook / Instagram / Twitter)
- News (website / radio / local newspaper)
- Our Website
- Through a friend or co-worker
- Podcast
- YouTube
- Search Engine (e.g. Google)
- Healthwatch Norfolk Event

Returning your completed survey

Please send your completed survey to Healthwatch Norfolk, Suite 6, The Old Dairy Elm Farm, Norwich Common, Wymondham NR18 0SW