



FOR PUBLICATION

DERBYSHIRE COUNTY COUNCIL

CABINET DECISION -

27 July 2023

Report of the Executive Director – Corporate Services and Transformation

Approval to Implement all Corporate Property Strategies and Append to the Corporate Property Asset Management Strategy

1. Divisions Affected

1.1 County-wide

2. Key Decision

2.1 This is not a key decision as it is not likely to significantly impact communities living or working in an area comprising of two or more electoral areas in the County nor having a significant impact on budgets.

3. Purpose

3.1 To approve the implementation of the Property Maintenance, Estate Management and Facilities Management Strategies and the Disposal and Acquisition Protocol to further align the management of property and assets to deliver Council, Departmental and Asset Management Strategy objectives.

4. Information and Analysis

4.1 Cabinet approved the implementation of the Corporate Property Asset Management Strategy ('The Strategy') on 28 July 2022 (Minute 138/22 refers). The Strategy aligns to the Council and Service Plans to ensure all of the Council's activities align to delivering wider and strategic outputs.

4.2 The Strategy set the following objectives

- Ensuring that we have the right buildings in the right place to support excellent and dynamic service delivery.
- Creating the right kind of flexible spaces that work effectively and efficiently for everyone who uses them.
- Being ambitious and enterprising in how we manage our buildings to maximise value for money, income and savings.
- Strengthening partnerships to support colocation, co-delivery of services and more resilient communities.
- Responding to the climate change agenda by reducing our carbon footprint.
- Underpinning all - Planned and preventative maintenance, asset challenge, performance benchmarking and performance monitoring.

4.3 It is proposed that the Strategy is supported by the following documents which define how we, using a corporate landlord approach, not only support frontline service delivery, but respond to and plan for future changes in the way that we deliver those services and also meet the needs of an increasingly flexible and agile workforce, embracing opportunities to collaborate with services across the Council and with partners. The Council's corporate responsibilities are at the forefront of all our activities.

4.3.1 Property Maintenance Strategy - will deliver property maintenance excellence by ensuring all assets are maintained in an appropriate condition and in efficient operation to fully support the Council Plan and departmental service delivery, maintaining property and land assets whilst maximising value from the available budgets by directing tailored maintenance services in line with the asset categorisation.

4.3.2 Estate Management Strategy - will deliver Estate Management excellence by protecting and maximising value from the Estate throughout the full life cycle of assets. The strategy covers the following:

- Essential, accurate and reliable asset valuations
- Maximising income generation opportunities
- Proactive lease management including expert Landlord and Tenant advice
- Positive management of the Estate to enable effective service delivery
- Protecting and challenging land and property

4.3.3 Facilities Management Strategy - to build a dynamic, vibrant, and proactive facilities management service, creating opportunity, value, and consistency in approach to provide spaces that are suitable for purpose, well utilised, safe, and functional for all to use. Providing the right spaces in the right location with the right facilities and amenities can help attract the best class of employees and help to get the best out of them and provide enhanced services to our local communities.

4.3.4 Disposal and Acquisition Protocol - driver to generate ambitious redevelopment and disposal opportunities whilst rationalising the Estate. This document provides:

- The core principles to be applied when considering land and property for disposal
- A consistent and considered approach to the appraisal of assets for disposal and the appropriate method to market
- Criteria as to how disposals will be prioritised to create the Disposals Programme
- Guidance to officers, elected members, businesses, and public.

4.4 Given the diverse nature of property it is recommended each discipline has a strategy to align to the overarching Strategy and detailing how the area will look to operate over the Council Plan window.

5. Consultation

5.1 No formal consultation is required for the strategies. Appropriate consultation is carried out when required in the asset challenge or review process.

5.2 The strategies have been signed off by the Council's Strategic Asset Review Board and by the Corporate Asset Management Group, which has representation from all service areas at Assistant Director and Director level.

6. Alternative Options Considered

6.1 The Council could continue without these strategies however the management of the property asset portfolio may not align to corporate objectives.

7. Implications

7.1 Appendix 1 sets out the relevant implications considered in the preparation of the report.

8. Background Papers

8.1 *Cabinet approval - Corporate Property Asset Management Strategy ref. D495*

9. Appendices

9.1 Appendix 1 – Implications

9.2 Appendix 2 – Property Maintenance Strategy

9.3 Appendix 3 – Estate Management Strategy

9.4 Appendix 4 – Facilities Management Strategy

9.5 Appendix 5 – Disposal and Acquisition Protocol

10. Recommendation(s)

That Cabinet:

10.1 a) Approves the implementation of the Property Maintenance, Estate Management and Facilities Management Strategies and the Disposal and Acquisition Protocol

11. Reasons for Recommendation(s)

11.1 The reason for the recommendation is to further align the management of property and assets to deliver the Council, Departmental and Asset Management objectives

12. Is it necessary to waive the call in period?

12.1 No

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Implications

Financial

- 1.1 The strategies detail how they will each help deliver the Finance and Capital Strategies along with wider corporate objectives. There is no specific financial implication because of the implementation.

Legal

- 2.1 None.

Human Resources

- 3.1 There are no implications.

Information Technology

- 4.1 Not applicable.

Equalities Impact

- 5.1 Not applicable.

Corporate objectives and priorities for change

- 6.1 The strategies detail how they will contribute to the Council's carbon zero objective and Corporate Property Asset Management Strategy.