

---

**DEVELOPING THE COUNCILS NEW PROPERTY STRATEGY**

---

**Reason for the Report**

1. To receive the Property Strategy 2015 – 2020 and a recent Annual Property Plan to provide initial views for the development of the Property Strategy 2020-2025

**Background**

2. The Council's Property Strategy 2015 -20 attached as **Appendix 1** established a series of property targets to be achieved by 2020. Progress on the targets is reported through the Annual Property Plan (APP), previously known as the Corporate Land and Property Plan.
3. The current land area of the of the Council's estate is 10,042 acres with its property providing 726,093 sqm of gross internal area (GIA). Together these have a combined value of £1.2 billion with the running costs of approximately £37 million per annum.
4. The key themes of the Property Strategy 2015 -20 are:
  - Modernisation: - to develop a more modern portfolio of assets which supports and assist the delivery of front line services, cost less to run and is not in need of costly repair.
  - Collaboration: - to work closely with the public sector and community partners to identify opportunities for property and service collaboration.
  - Rationalisation: - Disposal or relinquishment of assets is the principal means of delivering capital receipts and achieving APP targets relating to GIA and running cost reduction.
5. It is estimated that the targets set in the Property Strategy 2015-20 will be exceeded by March 2020.

## **Issues**

6. The Council is intending to publish a new Property Strategy in April 2020 which will cover the period 2020-25. It is intended that the new strategy will be built on the principals established over that last 5 years and will focus on the operational estate, land and the non-operation estate.
7. The principals of Corporate Landlord will be central to the new strategy and new information relating to the property condition, use and running cost of the estate will underpin decision making.
8. This will be delivered with well-established governance, business processes, service area engagement and new property target to be achieved by 2025.

## **Way Forward**

9. The following representatives will be in attendance to provide additional information and respond to any concerns that the committee members may have:
  - Cllr R Goodway, (Cabinet Member for Investment and Development)
  - Neil Hanratty, (Director in Operations CEX Directorate)
  - Helen Thomas, (Head of Property)

## **Legal Implications**

10. The Scrutiny Committee is empowered to enquire, consider, review and recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters, there are no direct legal implications. However, legal implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any legal implications arising from those recommendations. All decisions taken by or on behalf of the Council must (a) be within the legal powers of the Council; (b) comply with any procedural requirement imposed by law; (c) be within the powers of the body or person exercising powers on behalf of the Council; (d) be undertaken in accordance with the procedural requirements imposed by the Council e.g. Scrutiny Procedure Rules; (e) be fully and properly informed; (f) be properly motivated; (g) be taken having regard to the Council's fiduciary duty to its taxpayers; and (h) be reasonable and proper in all the circumstances.

## **Financial Implications**

11. The Scrutiny Committee is empowered to enquire, consider, review and recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters, there are no direct financial implications at this stage in relation to any of the work programme. However, financial implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any financial implications arising from those recommendations.

## **RECOMMENDATION**

13. The Committee is recommended to:

- a. consider the information provided at this meeting; and
- b. assist in the development of the new Property Strategy 2020-2025; and
- c. consider the requirements for further scrutiny of this issue.

**Davina Fiore**  
**Director of Governance & Legal Services**  
**01 May 2019**