

Local Members' Interest
N/A

Corporate Review Committee - Thursday 13 June 2019

Staffordshire County Council Review of the Property Strategy

Recommendations

- a. That the committee review the Strategy and consider any questions that will enable consideration of its contents.
- b. That the committee identifies any areas where it would like future reviews.

Report of Cllr Mark Deaville, Cabinet Member for Commercial

Summary

What is the Select Committee being asked to do and why?

1. Property management is a key component of the business of SCC and the Corporate Property Strategy arrangements should be reviewed periodically. The presented draft strategy reflects the requirements of the wider corporate and service plans and the Medium Term Financial Strategy. The strategy sets out, at a high level, the direction of travel in order to achieve its targets and goals.
2. Following consideration, the comments of the Corporate Review committee, will be considered in the development of the strategy before approval by Cabinet.

Report

Background

3. The Corporate Property Strategy 2010 – 2015, led the way to new developments including Staffordshire Place 1 and 2, and the reconfiguration and disposal of surplus properties. The use of properties evolved during this period to meet changing service needs, new workplace practices, information and communication technologies and the need to ensure that properties were efficient and effective, representing best value.
4. In December 2014, cabinet gave approval to the selection of Kier as the preferred bidder for the Strategic Property Partnership, and in July 2015 Cabinet approved the Strategic Asset Management Plan. The Strategic Asset Management Plan set out the key principles and ambitions for how land and property could best be used to support the delivery of the Council's Strategic Outcomes. A programme considered 94 sites, identifying opportunities from which capital receipts were received, planning consent obtained for housing, the development of the Newcastle Public Sector Hub commenced and the review of the OPCC FM services generated savings.
5. Much of the work involved in the original partnership programme has been completed or reviewed resulting in no action being required at this time. The Penda arrangement

remains live at the current time but without an active programme of projects to progress. This will be kept under review and any relevant property projects considered on a case by case basis for the use of Penda as a delivery mechanism.

6. The property strategy will replace the Penda Strategic Asset Management Plan.

The Strategy

7. The strategy is lean and succinct, providing a high-level framework for decisions and actions to be based. The MTFS delivery plan sets out the detail and has not been included in the strategy due to commercial sensitivity. The MTFS has already been scrutinised by the Corporate Review Committee.

8. The ambition of the strategy is for all to recognise the importance of effective use of our property assets, set within the wider changes and challenges. It sets out the need to ensure value for money, meet the needs of customers, maximise opportunities for integrated and partnership working, support regeneration and economic growth across the county, including the disposal or reconfiguration of assets, promote efficiency and effectiveness and ensure compliance with related statutory and regulatory codes.

9. The strategy is closely aligned to the MTFS and the need for Corporate Property to have a robust and proactive property rationalisation propose, recognise the need for a Corporate Property Strategy & Formal Asset Management approach and approves the commencement of assumptions validation study based on an approved Corporate Property Strategy and Property Asset Planning approach.

Contact Officer

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List of Background Papers:

- Property Strategy 2010 – 2015
- Strategy Asset Management Plan

List of Appendices:

Appendix A – Draft Property Strategy