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Background

The International Survey Unit at PricewaterhouseCoopers was commissioned by Nottinghamshire County Council to conduct a programme of research to determine the costs of property occupancy in County and Unitary English Councils. While individual authority areas are aware of their own property costs, there is no publicly available comparative data. The primary aim of the research was therefore to provide benchmarks on the costs of property occupancy in local authority areas.

As part of this study, 20 county and unitary councils in England were invited to submit cost information on property occupancy.

The self-completion packs were mailed on 2nd August 2004, with the questionnaires to be returned on or before 20th August 2004. The data requested was complex, and in a number of instances, required completion by a number of council departments. Following feedback from councils over the summer, the final date for receipt of completed questionnaires was extended to Friday 8th October.

By the closing date, a total of 6 completed questionnaires had been returned, representing a response rate of 30%.

The councils that supplied the data fell under the following government regions: North West, East Midlands, West Midlands, East, South East and South West.

As part of the analysis provided in this report, specifically the benchmarks in Section 6 (per Usual Resident Population - URP), the URP data was obtained from the following source: "Census 2001: Key Statistics for local authorities – table KS01".

It should also be noted that the Total Costs quoted on the Energy Efficiency tables (3.2, 4.2, 5.2, 6.2) are based on the three main fuel costs quoted in the table (electricity, gas, oil), in addition to any other types of fuel specified in the questionnaires.

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Section 1: Portfolio Information, April 2003 – March 2004

1.1 Overview

	No. of respondents	Average		Nottinghamshire	% difference
Total number of properties occupied	6	1,008	properties	991	properties -1.7
Total square metres occupied	6	1,145,233	M ²	1,306,828	M ² 14.1
Number of occupants	3	28,872	headcount	28,280	headcount -2.1
Asset value of properties owned	6	£ 757,167,577	£	903,315,149	19.3
Total Annual Authority Budget	4	£ 799,938,750	£	683,000,000	-14.6
Usual Resident Population (URP)	6	721,885	population	748,510	population 3.7

1.2 Carbon dioxide released from properties occupied, April 2003 – March 2004

	No. of respondents	Average		Nottinghamshire	% difference
Emission Level	6	56.6	Kg/M ²	68.2	Kg/M ² 20.5

1.3 Spend on capital replacement programme, April 2003 – March 2004

	No. of respondents	Average		Nottinghamshire	% difference
Capital expenditure for building works, excluding furniture and equipment	5	81,109,932	Kg/M ²	98,500,000	Kg/M ² 21.4

1.4 Value of capital receipts, April 2003 – March 2004

	No. of respondents	Average		Nottinghamshire	% difference
Money raised through the sale of property	4	16,850,000	Kg/M ²	18,400,000	Kg/M ² 9.2

1.5 Asset condition grading categories, April 2003 – March 2004

1.5(a) Proportion of properties

1.5(a) Proportion of properties		No. of respondents	Average		Nottinghamshire		% difference
Category	Description						
A	Good – performing as intended and operating efficiently	5	10.4	%	5.0	%	-52.1
B	Satisfactory – performing as intended but exhibiting minor deterioration	5	46.3	%	40.0	%	-13.7
C	Poor – exhibiting major defects	5	36.7	%	50.0	%	36.1
D	Bad – life expired and/or serious risk of imminent failure	5	6.5	%	5.0	%	-23.0

1.5(b) Proportion of floor space

1.5(b) Proportion of floor space		No. of respondents	Average		Nottinghamshire	% difference	
Category	Description						
A	Good – performing as intended and operating efficiently	6	9.3	%	2.0	%	-78.4
B	Satisfactory – performing as intended but exhibiting minor deterioration	6	38.1	%	39.0	%	2.3
C	Poor – exhibiting major defects	6	37.7	%	52.0	%	38.0
D	Bad – life expired and/or serious risk of imminent failure	6	14.9	%	7.0	%	-53.1