



meeting **CABINET**

date **7 JUNE 2006**

agenda item number

## **REPORT OF THE CABINET MEMBER FOR FINANCE AND PROPERTY**

### **COUNTY COUNCIL PROPERTY STRATEGY 2006-2010**

#### **1.0 PURPOSE OF REPORT**

To recommend that Cabinet endorses the County Council's Property Strategy for 2006-2010 and recommends its adoption to the County Council.

#### **2.0 INFORMATION AND ADVICE**

- 2.1 The County Council owns over 9000 buildings with a valuation based on its existing use of around £950M. It is an essential component to the delivery of approximately 95% of the Council's services and costs about £75M a year to run, approximately 12% of the Council's expenditure. It is a complex portfolio which is expected to meet a very different range of end user requirements and expectations within a demanding cost benefit environment. A significant amount of the portfolio consists of system built accommodation which now requires remodelling to meet current expectations for effective service delivery and sustainability.
- 2.2 The attached Property Strategy defines the Council's strategic property management goals for the next four years which work towards improving the performance of the portfolio in relation to the achievement of service outcomes. It achieves this through policy development, setting high level goals for the property related activity, and amplifying the context within which these goals have been developed.
- 2.3 The strategy is based on sound asset management principles and supports the Council's Strategic Plan objectives through effective management of the property resources required. Property is a long term asset and whilst the principles embodied within the strategy are based on a 10-15 year period to reflect this, it will be formally be reviewed in line with the Council's Strategic Plan process to ensure

that property continues to make a positive and effective contribution towards the Council's objectives.

The strategy reflects the expected outcomes from the Council's Strategic and Community Plans and itself is supported by other more detailed plans relating to Service Property needs, the Corporate Asset Management Plan and Capital Strategy and the annual Corporate Property Plan.

The Strategy and these supporting plans reflect service need as a primary driver and plan for the risk incurred by dealing within an imperfect market of illiquid property assets. It acknowledges the Council's objectives with regard to sustainability and making effective use of the assets used. The supporting strategic property management process ensures that identified service needs are placed into context and explicitly prioritised within the Council's budget framework. This ensures that the property resource and the significant investment currently being undertaken in property make the maximum contribution to effective service delivery within a Best Value framework.

The emphasis on performance management within the property strategy ensures that the property portfolio can be managed effectively and that it is possible to demonstrate the positive contribution made by property in support of the Council's service and corporate outcomes.

### **3.0 RECOMMENDATION**

That Cabinet endorses the County Council's Property Strategy for 2006-2010 and recommends its adoption to the County Council.

### **STATUTORY AND POLICY IMPLICATIONS**

This report has been compiled after consideration of implications in respect of finance, equal opportunities, personnel, crime and disorder, human rights and those using the service. Where such implications are material, they have been described in the text of the report.

**Councillor Chris Baron**  
**Cabinet Member for Finance and Property**

### **LEGAL COMMENTS** [HD - 18/05/2006]

Cabinet is authorised to recommend new policy to Council although the approval and adoption of such policy, which will become part of the County Council's budget and policy framework, is a decision reserved to Council meeting.

**DIRECTOR OF RESOURCES' FINANCIAL COMMENTS** (MB 17.05.2006)

The property strategy will be taken into account when preparing the County Council budgets in future years.

**BACKGROUND PAPERS AVAILABLE FOR INSPECTION**

Nil.

**ELECTORAL DIVISIONS**

All Divisions

PP/PJR/jw

07-06-06 – Property Strategy – Cabinet