

Jobs Regeneration and Assets Overview and Scrutiny Committee

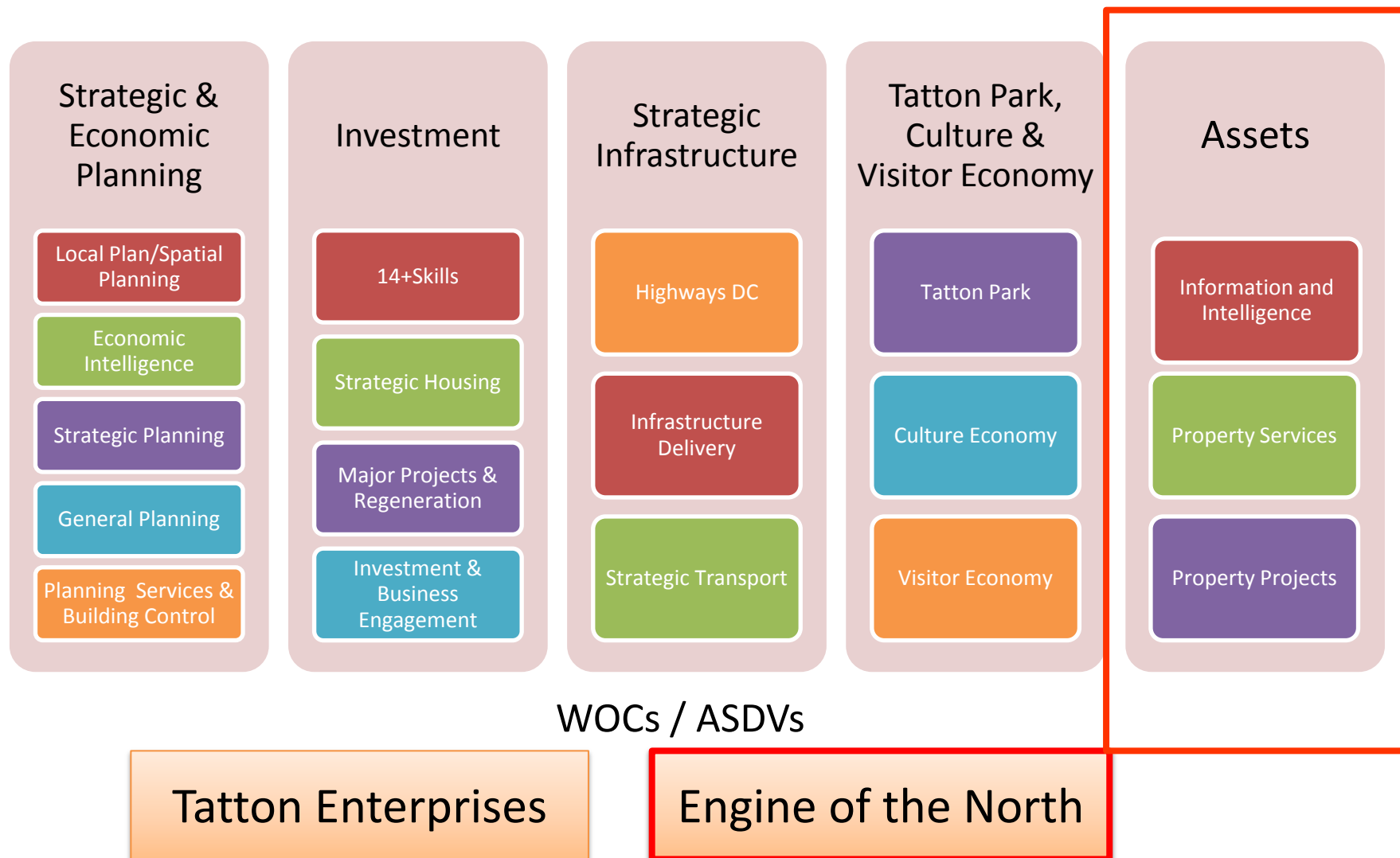
22nd September 2014



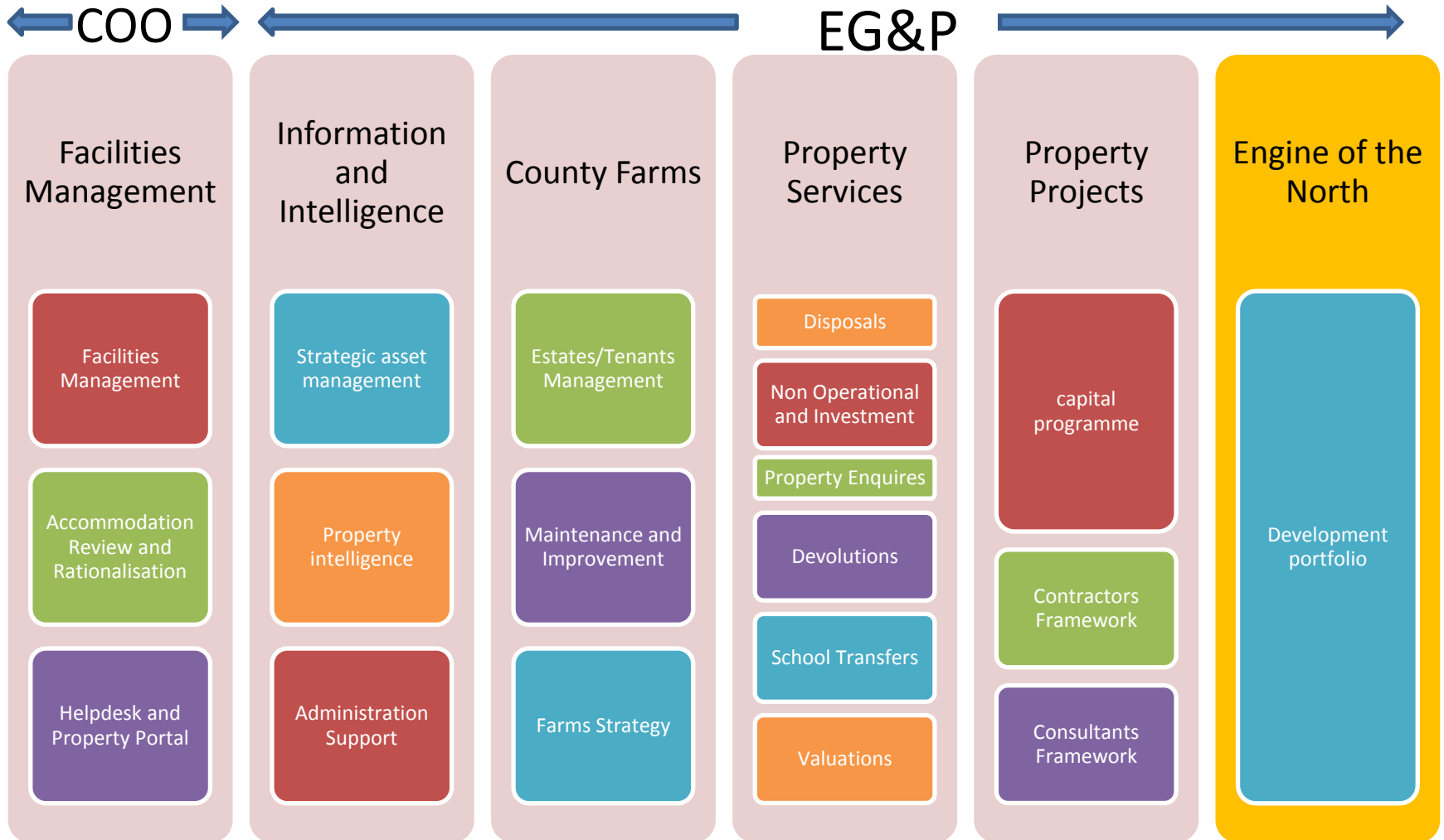
Agenda

- Introduction to the Council's Asset Function
- Roles and Responsibilities
 - Property Projects
 - Property Services
 - Property Information Unit
 - Farms
 - Engine of the North
- Service Efficiency
- Assets Change Programme

EG&P Functions



Assets Functions



Role of Assets Team

- **Asset Information and Intelligence**
 - *Do the Council's property assets contribute to corporate priorities?*
 - *Property information and intelligence*
- **Property Services**
 - *Corporate major projects (e.g., ASDVs, Town Centre developments)*
 - *General Estate Management (leases, easements, boundary issues)*
 - *Non Operational Income Portfolio*
 - *Asset, Rating and Insurance Valuations*
 - *Highways – land take, compensation claims*
 - *Devolutions*
 - *Acquisition & disposals*
 - *School Statutory Transfers*
- **Property Projects**
 - *Delivery of capital building projects and Major Change projects*
- **Commissioning role for the Engine of the North**
- **County Farms – a shared service**

Property Information Unit

- Pivotal to the whole Assets function
- Property Information management
- Approx. 1,500 enquiries for information each year
- A starting point for Business Improvement as data and intelligence all our work

Current Initiatives

- Local Government Transparency Code 2014
 - A requirement placed on Local Authorities to publish Asset Data, November deadline
- Improved speed of Atrium, and ensure data quality
- Business Improvement recommendations
- Informing the Strategic Asset Management Plan

Future Goals

- Improved strategic capability / capacity
- Easy access to property data for self-serve
- Improving confidence levels of data quality
- Easy-to-use online mapping and search tools

Property Projects Team

Primary purpose:

manage and commission construction and property related professional services projects from the Council's Capital and Major Change programmes.

Work activities include:

- Project Management of Construction work packages, support PM / SRO management processes and reporting requirements.
- Compliant commissioning and procurement of construction projects from feasibility / inception through to final completion / handover.
- Commissioning and procurement of Property related professional building services; cost estimating and feasibility advice.
- Establishment and Management of corporate frameworks contracts.

Achievements

Within 2013-14 the following projects were completed:

- 3 No School refurbishment and extensions projects at Dean Oaks, Oakefield, Wilmslow Grange Primary Schools - £ 2.6m in total
- Nantwich Pool Refurbishment and new build facilities - £ 1.5m
- Replacement of the Cremators at Crewe Crematorium - £ 0.6m
- Office Refurbishment at Dean Row & Redesmere Day Centres - £ 0.5m
- 17 No smaller value projects inc office refurbishments, structural repairs, new footpaths, upgrading changing room facilities, sewage and drainage works, boiler replacement, - £ 3.7m in total
- 8 No feasibility studies inc adaptations, refurbishment and extensions - £ 14m

Contract Management Frameworks, inc procurement – Heritage Architecture Consultants / Asbestos Management & Monitoring (Interim)

Current activities

Within 2014-15 the following projects are in various development stages:

- Major Projects (e.g. Crewe Lifestyle Centre, School refurbishment and extensions)
- **20** No smaller value projects inc demolition, office refurbishment, upgrading changing facilities, library refurbishment, sewage and drainage works - £ 5.0m in total
- **9** No feasibility studies / Option appraisals inc adaptations, refurbishment and extensions - £ 11.7m
- Contract management Framework, inc re-procurement Property Related Professional Services.

Property Services Team

Primary Purpose:

Manage and legally protect the Council's land and property holdings and provide valuation and estate management advice and support on all corporate projects and initiatives to ensure all matters are legally contracted and the value of the estate is protected and correctly reported in all matters.

Key Work Streams

- **Asset, Rating and Insurance Valuations**
- **General Requests/Corporate Projects**
- **Highways Schemes**
- **Disposal Programme**
- **Devolution Programme**
- **Academy Transfers**
- **Income Portfolio Management**

Achievements (14/15)

Cheshire East
Council

- >£300,000 through Rating Appeals
- 13/14 Asset Valuations complete
- 33 Completed Devolution transfers
- 8 completed Academy/Foundation transfers since 1st April 14 another 15 in progress
- 283 completed compensation claims on the Alderley Edge By Pass against a balance of 460 part 1 claims
- 9 new business start ups - £42,500 per annum rent plus holding cost savings on the income portfolio
- Completed legal transfer of all Assets into the WOCS: (Leisure Trust, ANSA, ORBITAS)
- Numerous general enquiries

Current and future Priorities

- Managing customer and stakeholder expectations
- Achieve the capital and revenue saving targets
- Identify new ways to manage work demand
- Business Improvement activities

Engine of the North

- WOC representing the commercial property and land interests of the council
- Delivery Programme of 9 projects, additionally providing strategic advice to the council for property related matters
- Outputs: Capital Receipts, best value of council assets
- Key Outcomes: Houses, employment land and Jobs

Service Efficiency

- Reducing Demand
- Working smarter
- Managing Performance
- Standard ways of working, processes and Procedures
- Strong leadership and management practises
- Building strong relationships
- Residents first and managing stakeholder expectations

Assets Major Project

(Programme of works)

- Strategic Asset Management Plan
- Disposals
- LEAN/Business Improvement
- Strategic Commissioning Model
- Consultants Framework
- Facilities Management Contract review*
- Asset Rationalisation Programme*

Strategic Asset Management and Delivery Plan

- Refresh of 2011-2014 Strategy and Delivery Plan to reflect the council's current objectives, policies and strategies
- High level draft response expected late September
- CLB/Cabinet workshop to be held on October
- Strategy and delivery plan to be finalised in November

Disposals

- Key workstream to generate capital receipts and deliver revenue savings
- £15m capital and £350k revenue savings target 2014/15
- Processes reviewed and refined
- New resourcing model employed to deliver disposal pipeline – intelligent client
- 6 sales completed, 57 assets in the pipeline to be disposed of.
- SAMP necessary to feed the pipeline

- Council's Business Improvement team engaged
- Initial focus on Property information and Disposals workstreams
- Additional BI resource in the team so facilitate change
- Implement plan for change to be finalised and signed off in September

Strategic Commissioning Model **Cheshire East** Council

- Roles and responsibilities workshops planned in September
- Move towards Strategic Commissioning model with clear commissioner provider split
- Work already underway – Property Services and Commissioning Engine of the North
- Need to bring in greater strategic capacity

Questions