

Budget and Performance Panel

Corporate Property Strategy 25th July 2006

Report of Head of Property Services

PURPOSE OF REPORT

To provide an update for the Panel on the Corporate Property Strategy.

This report is public

RECOMMENDATIONS

(1) That the report be noted.

1.0 Introduction

1.1 At their meeting on 18th October 2005, Cabinet resolved:

(1) That the Corporate Property Strategy be adopted to provide the framework for the management of the City Council's assets.

(2) That the Energy Strategy be approved as part of the Corporate Property Strategy to provide a framework for the Council's use of energy within its buildings, subject to the amendment of the priority level from Medium to High for the following proposals:

- (a) investigate the introduction of solar panels/photovoltaic cells on the Salt Ayre swimming pool roof
- (b) investigate the potential to utilise wind turbines at White Lund Depot.

2.0 Details

2.1 To achieve a step change in the way that assets are managed, good practice has moved away from a prescriptive form of Asset Management Plan as

prepared by Government Office, and progressed to a format that reflects the circumstances as they affect the City Council. The Corporate Property Strategy now meets these circumstances and reflects the need to deal with all the property assets of the Council in a corporate manner.

- 2.2 The content of the Strategy reflects the advice issued by the former ODPM and the Royal Institution of Chartered Surveyors. The separate sections cover the major areas of the Council's property management and identify a number of key issues that are of concern. An Action Plan then sets out how these issues can be dealt with in due course. This informs all Services Business Plans in the coming years to ensure that the appropriate aspects are dealt with.
- 2.3 Attached to this report is an updated version of the Action Plans that form part of the Strategy. The Plans have been adapted to provide information on each of the actions.
- 2.4 In summary there has been a lot of progress made with much of the work. However there are areas where further works are required.
- 2.5 The Council's Asset Management processes have been the subject of an IDeA Peer Review. The review report has been received in draft and the final report is now awaited. In many areas the Council's direction of travel is again good. There are however, areas where further work is required and in particular further support is required for the Head of Property Services as the Corporate Property Officer. This need has arisen as a result of the substantially increasing workload on major property schemes that has happened in the last 12 months. Discussions are being held as part of the Performance Review process to see how that support can be procured. Should this happen, then resource should be made available for the Action Plans to be progressed.

3.0 Conclusion

- 3.1 Much progress has been made with the Corporate Property strategy, but there is still a need for further resource to be made available to ensure that the action plans are kept up to date.

CONCLUSION OF IMPACT ASSESSMENT

(including Diversity, Human Rights, Community Safety, Sustainability and Rural Proofing)

There are no implications arising out of this report.

FINANCIAL IMPLICATIONS

Any additional resources needed to progress the action plans will need to be considered as part of the forthcoming 2007/08 Budget Process.

SECTION 151 OFFICER'S COMMENTS

The Deputy S151 Officer has been consulted and has not further comments to add.

LEGAL IMPLICATIONS

There are no legal implications arising out of the report.

MONITORING OFFICER'S COMMENTS

The Monitoring Officer has been consulted and has no further comments.

BACKGROUND PAPERS

Cabinet reports and minutes October 2005.

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