

Executive Annual Report 2015/16

Councillor Abbott Bryning

Cabinet Member and Portfolio Holder with responsibility for Property Services, Rural Areas and Car Parking

Executive Membership

- **Cabinet**

Overview of Portfolio Responsibilities

Property Services, Rural Areas and Car Parking

Corporate Plan - Key Outcomes	Success Measures
The council's impact on the environment will be minimised	<ul style="list-style-type: none">□ Annual reduction in energy consumption used by the council's operations□ Annual reduction in carbon dioxide emissions from the council's operations□ Increased proportion of the council's energy needs generated from renewable sources
Well run, value for money services that are valued by the public and demonstrate good governance, openness and transparency	<ul style="list-style-type: none">□ Rationalise our property holdings, to deliver better value for money□ Improve efficiency and effectiveness, reduce waste and develop customer service through re-shaping our services, using technology and collaborative working as appropriate
The attractiveness and offer of the district, as a	<ul style="list-style-type: none">□ Lancaster and Morecambe urban centres will be enhanced by investment in the built environment, heritage assets and the public realm

place to visit or invest in, will be improved	
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Progress made during 2015/16

Property

Corporate Landlord

This year has seen significant progress made towards the role of corporate landlord. Work has continued within the property shared service to further develop and improve the Council's asset management database. The key area focused upon during the year has been property compliance with these new corporate arrangements being officially rolled out on 1st April 2016 ensuring that all Council property meets statutory requirements and thus reducing the Authorities exposure to risk. The centralisation of these critical tasks will also lead to improved value for money. The ultimate aim of the introduction of the corporate landlord role remains to provide much improved and coherent property management, information and systems.

Building Works

This year has also seen the continuation of the 5 year building work and repairs programme across its property and heritage assets as the work identified in the 2012 condition surveys moved into its third year. Having dealt with the urgent high priority works and repairs during the first year, subsequent years have seen more focused activity on specific buildings. Targeting and completing work on a fewer number of buildings is a more economic and efficient way of working and once all the work on a particular building is complete, that building can then be moved into the planned maintenance regime which will deliver significant potential savings subsequently and improve the accuracy of financial planning in the years to come.

Commercial Land and Buildings

At the beginning of the 2014/15 financial year the occupation rate across the Council's operational commercial property portfolio was 93% and by the end this figure had improved slightly 94%. This represents a relatively stable position and a good level of occupancy overall

when considering the difficult financial climate and the general lack of demand for office and retail space.

Work has also continued with the Lancashire Regeneration Property Partnership (LRPP) to find a financially viable alternative use for St. Leonard's House. The results of this work were presented to members at Cabinet during March 2016 along with the outcome of a soft market testing exercise.

Energy Investment Grade Audits

During 2015/16, through the LRPP Property Group commissioned Carillion Breathe to undertake energy investment grade audits across a number of its key buildings that offer a significant service life expectancy. Anticipated benefits of implanting the recommendations from these audits include:

1. Annual energy cost savings in the range of 38.7% - 51.1%
2. Annual carbon savings in the range of 22.6% - 33.2%
3. Improved estate efficiency and site resilience
4. Maintenance improvement
5. An improved staff and public environment
6. Supporting the local economy and using existing and/or local suppliers
7. Training and development for the existing in-house facilities team
8. Continuous innovation helping to deliver further savings

As the package of energy measures was approved by Council during the recent budget setting process, work around the practical implementation of the recommendations is expected to commence during 2016/17.

Looking Forward

Continuing with the building works programme, developing and improving the facilities management offer, and rationalising the Council's property holdings (including the Town Halls and other Municipal Buildings) will all feature strongly in the coming 12 months.

Rural Affairs

- Extensive consultation on "How we should plan for our districts future" undertaken in Autumn 2015. This included engagement with all of the districts rural communities.
- Arnside/Silverdale DPD public consultation on issues and Options completed.
- Public consultation of proposals for National Grid upgrade and Morecambe Bay cable tunnel during 2015. Significant protection achieved for sensitive rural landscapes by national Grid being persuaded to adopt the tunnelling option to connect power lines between Barrow and Heysham.
- Arrangements in place with Yorkshire Dales National Park National Park for hand over of statutory planning functions from 1st August 2016.
- Arrangements in place for City Council to hold a new seat on the Yorkshire Dales National Park Board from 1st August 2016
- Continued support for the Arnside/Silverdale and Forest of Bowland Areas of Outstanding Natural Beauty. Funding maintained and the City Council remains the managing authority for Arnside/Silverdale.

Car Parking

- Several car parks resurfaced
- Successful introduction of Ringgo (pay for car parks by mobile)
- Took positive action to help businesses recover from flooding by providing free car parking on Saturdays in run up to Christmas (in addition to the annual free parking initiatives already in place)