

HERTFORDSHIRE COUNTY COUNCIL

CABINET

MONDAY 10 NOVEMBER 2003 AT 2.00 P.M.

Agenda Item No.

5

PROPERTY PLAN 2003 ONWARDS

Report of the Corporate Director - People & Property

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Executive Member: David Beatty

1. Purpose of report

To present the draft Property Plan.

2. Summary

The draft Property Plan is circulated separately.

If approved this document would be the County Council's high level statement of intent on property. It draws together into one simple document:

- our overall direction
- the six issues on which we will focus
- our proposed actions in response to these
- our targets for this work.

The key issues are whether or not:

1. the plan meets the member requirement for a simple Property Plan
2. the stated issues, actions and targets are those which the county council wishes to pursue.

3. Conclusion

The key area for decision is whether or not to approve the plan, with or without amendments.

4. Background

The Plan has been produced in response to a request from senior members and officers for a single, simple, property plan. This emerged at the Future of Property workshop that took place at Offley in April 2003.

The production of the plan follows the consideration of the Property Performance Report and the Property Context Report by the Property Panel in July and the identification of several 'big issues'. It also takes into account the other outcomes of the April workshop.

The draft plan was considered by the Property Panel in October. The panel recommended to the Executive Member - Resources that five changes be made to the wording of the plan to clarify meaning. These have been accepted and incorporated into the version presented with this report.

If the plan is approved then an action programme will be created and implemented. The programme will be available on Connect. Progress in implementation will be formally reported to the Property Panel and Cabinet in Summer next year and the plan will be updated. Interim briefings on progress will be provided.

5. Financial Implications

The implications of the actions in response to the six issues are:

Issue	Financial implications
Enhance, replace or dispose of the significant amounts of our accommodation that is inappropriate for service delivery.	To be included in any specific proposals for investment or changes to the procurement of property.
Increase the flow and speed of capital receipts from property to fund investment in service delivery.	Additional capital resources for investment in service delivery.
Introduce a long term 10 to 20 year Property Vision to better direct investment decisions & manage risk.	Better planning and use of resources.
Use the opportunities from the DfES' <i>Building Schools for the Future</i> initiative which aims to replace or upgrade all secondary schools from 2005 onwards.	Successful bids for funding will secure capital grants from the DfES. The cost of preparing bids will be covered from existing resources.
Make sure that the way we take and implement property decisions sets best practice and maximises the efficient use of our external property services consultants and contractors.	Any financial implications will be identified and reported as part of the reviews.
Implement a performance improvement and learning culture for the property activities of the council.	Successful performance arrangements will lead to financial gains for the consultants & works contractors.