

PROPERTY PLAN 2003 ONWARDS

Report from the Cabinet 10 November 2003

Executive Member: David Beatty

The Cabinet at its meeting on 10 November approved the draft Property Plan for 2003 onwards (attached) and asked that it be forwarded to the County Council for endorsement.

This document is the County Council's statement of intent on property. It draws together into one simple document:-

- the overall direction
- the six issues on which the Council will focus (see financial implications paragraph)
- the proposed actions in response to these
- the targets for this work.

Background

The Plan was produced in response to a request from senior members and officers (at an April 2003 Workshop) for a single, simple, property plan.

The production of the Plan follows 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 account of other outcomes from the April workshop.

The draft plan was considered by the Property Panel in October, who 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 final version.

An action programme will now be implemented and will be available on Connect. Progress will be formally reported to the Property Panel and Cabinet in Summer 2004 and the plan will be updated as appropriate. Interim briefings on progress will be provided.

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 accommodation that are 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 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 property decisions are taken and implemented sets best practice and maximises the efficient use of 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 performance rewards for the consultants & works contractors.