

AYLESBURY VALE ESTATES: UPDATE ON PERFORMANCE / BUSINESS PLAN
Councillor Bowles
Cabinet Member for Economic Delivery and Major Projects

1 Purpose

- 1.1 To give Cabinet the opportunity to consider the draft business plan prepared by Aylesbury Vale Estates LLP (AVE). The Economy and Business Development Scrutiny Committee was given an opportunity to comment on the draft business plan at its meeting on 15 March, 2016.

2 Recommendations/for decision

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| 2.1 | That the draft business plan prepared by Aylesbury Vale Estates LLP be agreed. |
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3 Executive summary

- 3.1 By way of reminder, the Council and the Akeman Partnership set up AVE in 2009, following a competitive dialogue procurement, to manage, improve and develop the Council's commercial property portfolio and provide an income stream to the Council.

At its meeting on 15 March, the Economy and Business Development Scrutiny Committee received a report on AVE's draft business plan. A copy of that report is attached as an Appendix to this report. The Scrutiny Committee report included the draft business plan (which is attached to the confidential Cabinet agenda).

- 3.2 The Scrutiny Committee sought further information and in response to questions were informed as follows:-
- That AVE compared their performance against the Investment Property Databank (IPD) which was the standard benchmark for investors to analyse the performance of property in the UK market. AVE's performance was consistently better than comparably managed properties.
 - The Committee received details of the work and measures that AVE were taking to mitigate market uncertainties.
 - That broadband had been upgraded to Rabans Close, with a view to attracting more higher end users.
 - That while AVE had not externally benchmarked its performance, there was no reason why this could not happen in the future, subject to shareholder agreement.
 - That AVE would be interested in investing/managing centres and general convenience facilities in Aylesbury, should the opportunity arise.
 - That AVE would look to identify investment opportunities to grow/diversify the portfolio and enhance its value, in particular, opportunities that might arise from the emerging Vale of Aylesbury Local Plan.
- 3.3 Having commented on a number of specific issues relating to the confidential appendices, the Scrutiny Committee endorsed approval of the

draft business plan. However the Committee did ask for a further report on AVE's performance in six months time.

4 Alternative options

- 4.1 Cabinet might wish to make additional comments, although as indicated above, the Scrutiny Committee undertook a relatively comprehensive review and was supportive of the draft business plan overall.

5 Resource Implications and Response to Key Aims and Objectives

- 5.1 These have been summarised in the scrutiny committee report.

6 Reasons for Recommendation

- 6.1 The partnership business plan provides the framework within which the partnership board will operate.

7 Response to Key Aims and Objectives

Contact Officer
Background Documents

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None