



Buckinghamshire & Milton Keynes Fire Authority

MEETING	Executive Committee
DATE OF MEETING	29 July 2015
OFFICER	David Sutherland, Acting Director of Finance and Assets
LEAD MEMBER	Councillor Andy Dransfield
SUBJECT OF THE REPORT	Property Strategy 2015-2018
EXECUTIVE SUMMARY	<p>The aim of this Property Strategy is to set a clear framework for the management of property assets within the Authority. The strategy supports the development of a longer term vision of how property can help to deliver the Authority's aims and outcomes while working within a value for money framework in order to achieve efficiency savings.</p> <p>This Property Strategy 2015-2018 supersedes all previous strategies.</p> <p>It sets out a three year plan for property to achieve the following objectives:</p> <ul style="list-style-type: none"> • To provide a clear, corporate vision for the overall direction of property across the Authority. • To promote the benefits of a strategic approach to property. • To outline the current arrangements for property management within the Authority. • To ensure that where practically possible sustainable property issues are considered when making property decisions. • To outline the actions to be taken over the life of the strategy in order to continue to develop the Authority's strategic approach to property. • To ensure that the property portfolio supports Authority priorities as set out in both the Corporate Plan and Public Safety Plan • To be cognisant of the current financial position and to contribute to financial objectives as set out in the Authority's Medium Term Financial Plan.
ACTION	Decision.

RECOMMENDATIONS	To agree the 2015–2018 Property Strategy as drafted.
RISK MANAGEMENT	<p>By agreeing the Property Strategy, the Authority will reduce or omit the risk of failure in the following areas:</p> <ul style="list-style-type: none"> • Property matching operational aspirations • Resource being allocated where need is highest • Community engagement being met • Building conditions forcing stations off the run • Contributing to overall Authority objectives.
FINANCIAL IMPLICATIONS	<p>The continued and increasing financial pressures being faced by all public bodies over the foreseeable future mean that it is more important than ever to ensure that investment in property and facilities is targeted and coherently planned to provide the right property, in the right place and at the right time. There is a need to continue work with other partner organisations to explore co-location initiatives and continue to utilise our property assets to achieve optimum effectiveness and efficiency.</p> <p>This updated property strategy builds upon the existing foundation for the effective and efficient use of all property related assets and provide a platform for structured and rigorous forward thinking and decision making about property management within the Authority. It will also aid the process of responding to property needs from the Public Safety Plan and as a consequence, operational response, as well as meeting the requirements of the Medium Term Financial Plan.</p>
LEGAL IMPLICATIONS	No direct impact.
CONSISTENCY WITH THE PRINCIPLES OF COLLABORATION	Sections 19-21 of the Property Strategy are specifically aimed at collaborative working and such opportunities will continue to be sought where possible and practicable to apply.
HEALTH AND SAFETY	No direct impact.
EQUALITY AND DIVERSITY	<p>The strategy specifically sets out the aim to ensure all property processes are transparent, accountable and fair to all parties.</p> <p>The existing Property Strategy was formulated in consultation with stakeholders and a People Impact Assessment was completed, where it was determined that for the 9 protected characteristics the impact of the strategy was neutral. That position has not changed for this refreshed strategy.</p> <p>However, where specific actions or projects are undertaken in the future as a result of this refreshed strategy, it is expected that a specific PIA will be</p>

	completed as appropriate.
USE OF RESOURCES	<p>The strategy aims to put in place a set of actions to ensure delivery of value for money which is in itself a key strand to delivering the requirements of the Medium Term Financial Plan.</p> <p>No additional expenditure is sought as part of implementing this strategy.</p> <p>The property management process is complementary to good asset management, though the main aim of any property strategy is to ensure value for money in the maintenance or purchase of any property asset.</p> <p>Key principles of good procurement practice in the maintenance and upkeep of the property portfolio are transparency, accountability, continuous improvement and fair competition and these principles are embodied as part of the strategy.</p> <p>Social and environmental awareness issues in respect of property are captured within the strategy.</p>
PROVENANCE SECTION & BACKGROUND PAPERS	<p>Background</p> <p>The Executive Committee agreed its latest high level Strategic Asset Management Plan at its meeting of 18 March 2015.</p> <p>It was agreed as part of the report that this would be followed by more detailed strategies for individual areas and the Property Strategy arises from that agreement.</p> <p>The existing Property Strategy was agreed by the Executive Committee at its meeting of 12 December 2012 (Min EX 35).</p> <p>The Executive Committee agreed a set of Strategic Business Requirements for Property as part of the Strategic Review of Resources paper at its meeting of 8 August 2012 (Min EX 15).</p> <p>A Property Strategy is considered a key document in terms of achieving good practice outcomes for public sector land and buildings as variously set out by Central Government. i.e. Better estate management in Local Govt. (DCLG 2011).</p>
APPENDICES	Annex A: Property Strategy 2015-2018: Final Draft
TIME REQUIRED	15 minutes.
REPORT ORIGINATOR AND CONTACT	<p>Gordon Wylie – Property Manager</p> <p>gwylie@bucksfire.gov.uk</p> <p>01296 744691</p>