



Property & Assets Portfolio Update Finance & Resources Select Committee

Author: John Reed/Robert Daniels

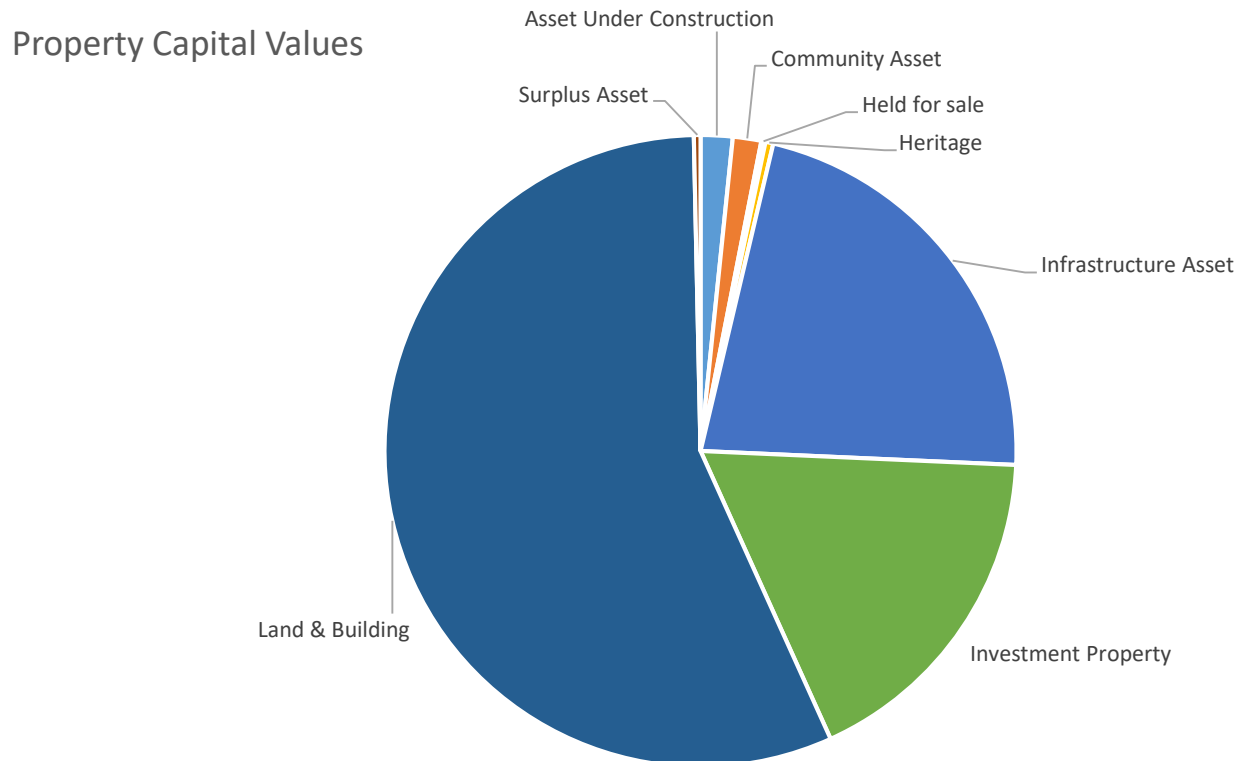
26/11/20



Portfolio Summary

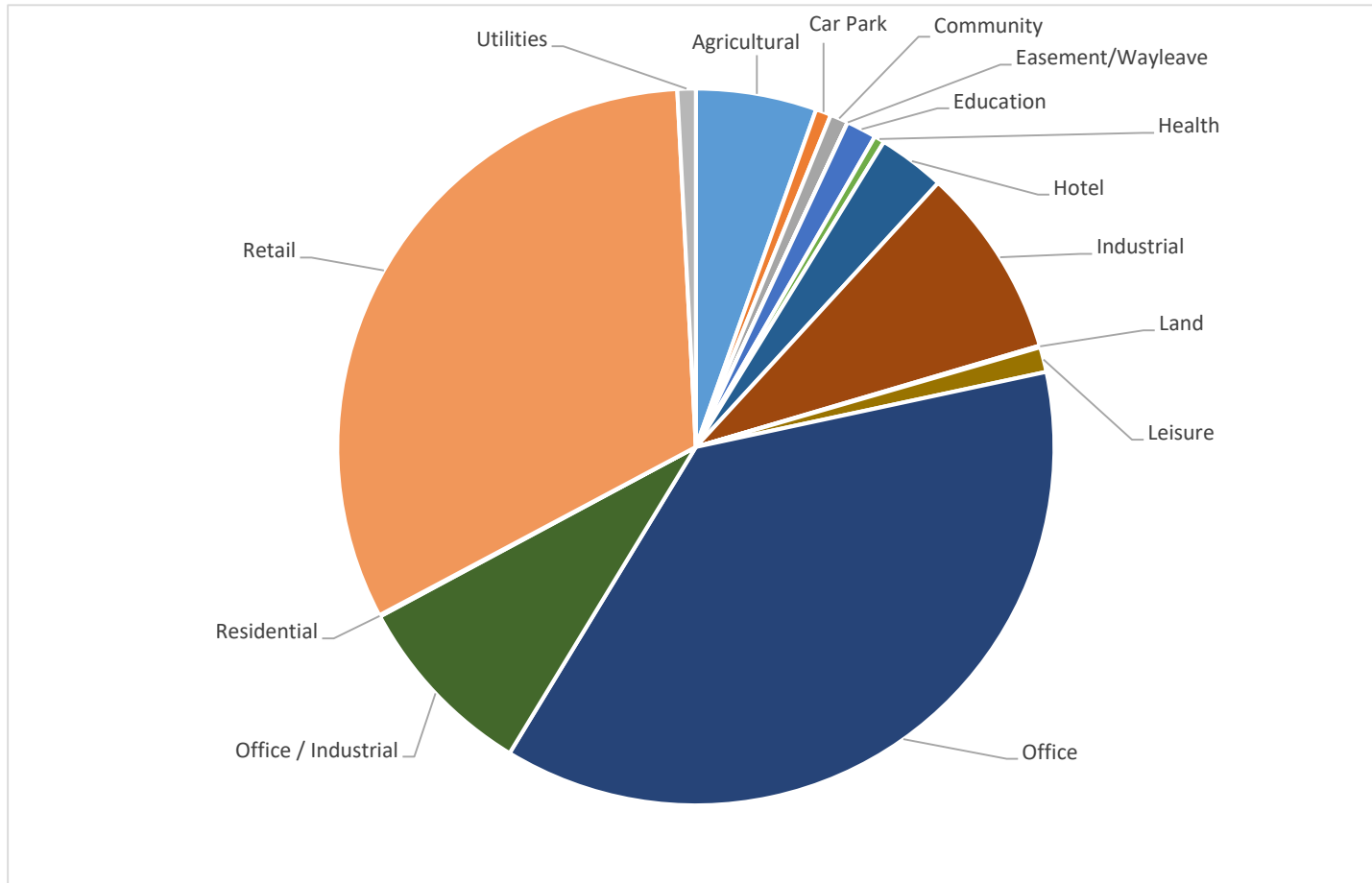
Current Portfolio Capital Value - £2.06 billion

Investment Properties Capital Value - £361 million



Portfolio Summary

Income from Commercial and Investment Properties in 2020/21 - £19.5 m



Portfolio Summary

Major Tenants within the Portfolio

Waitrose

Eden Commercial Ltd

ASDA

John Lewis

Telefonica

NHS

Aldi

FM Insurance Co

Bucks Education, Skills and Training

Tesco

Homebase

Modul-System Ltd

ASDA

Takada UK Ltd

Costa Coffee

Aldi

Hovis

Travelodge

Tesco

Energizer Group

Kyowa Kirin Ltd

Dunelm

Ultra-Electronics Ltd

Amicus Therapeutics UK Ltd

Covid-19 Response

The Council has undertaken a proactive and balanced approach with our Tenants as a result of Covid-19 to both support their continued occupation and trading with the collection of rent and other sums due to the Council.

This includes:

- Providing guidance and signposting to sources of government and external funding;
- Directing Tenants to our business rates colleagues to secure business rates support;
- Providing external seating licences at no charge until March 2021; and
- Supporting flexible payment plans

Active Asset Management

- Strategic Reviews
 - Agricultural Policy review
 - Asset Management Action Plan
 - Sites with Potential

- Day-to-Day Asset Management
 - New Leases/Agency
 - Lease Renewals
 - Rent Reviews
 - Landlord & Tenant
 - Property Management
 - Strategic Consultancy Advice
 - Void Management

Active Asset Management

- Capital Disposals Programme
- Revenue Income Programme
- Service Area Support
 - Highways
 - Children's Services
 - Adult Social Care
 - Communities & Leisure
 - Economic Growth & Regeneration

Transformation

- Ensuring the Council's operational buildings are managed in accordance with government advice
- Collecting and analysing data on changes to working patterns to endorse future ways of working
- Rationalisation of the Council's operational buildings
 - Flexible working patterns
 - Reducing carbon footprint
 - Delivering savings and efficiencies

Regeneration

- Aylesbury
 - Station Quarter
 - The Exchange/Waterside North
 - Old Council Offices
 - Old County Court
 - Woodlands

- High Wycombe
 - Eastern Quarter
 - Brunel Shed
 - Future High Streets Fund

- Winslow
 - Winslow Regeneration Project