



# Finance and Resources Select Committee

## *Overall Property Strategy*

*For Members to understand the Council's Overall Property Strategy and to receive an overview of Council Access Points, their customer usage and plans to utilise Council Property for other uses.*

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# Key note to Finance and Resources Select Committee

- The Strategic Asset Management Plan will be refreshed by the end of Q2 2022 and an Agricultural Estate Management Plan will be promoted over the same time period.

# Outline Summary of the Property Estate

The Councils property portfolio comprises;

- Operational (offices, depots)
- Community (schools, leisure centres, community centres, theatres, car parks, green spaces, parks)
- Highways
- Agricultural Estate – Farms and land
- Investment portfolio and development opportunities
- Regeneration opportunities
- Property Companies – Consilio, Aylesbury Vale Estates, BA.

# Context

- The entire estate is valued at £1.978b
- The Companies have assets under management of over £70m
- The Estate has over 1700 Properties.
- We have over significant number of land holdings the majority of which are highways.
- The property team number around 120 staff comprising;
  - a. Strategic Asset Management
  - b. Development and Investment
  - c. Property Services and hard facilities management
  - d. Soft facilities management
  - e. Health and safety
  - f. Transformation and regeneration
  - g. Construction.
- The annual revenue budget is in the order of £41m. Property directly manage a significant number of construction projects as set out in this report.

# Overall Property Strategy

The overall property strategy is set out in the **Strategic Asset Management Plan**, and is an amalgam of various strategies, policies and plans. The 2019 update is published on the Council's web site but is really a live document and due for a refresh and update in 2022 along with the preparation of an Agricultural Estate Management Plan. The current Strategic Asset Management Plan is attached at Appendix A.

The current strategies which are informing the work Property is delivering are:



# Overall Property Strategy – Key Objectives

The current key objectives for the Property Strategy are to:

- Support the Councils corporate Plan objectives and the medium term financial planning of the organisation;
- Support the provision of housing including market, key worker and affordable;
- Support the Councils wider carbon agenda including tree planting on the agricultural estate, building energy saving, solar car ports and electrification of fleets;
- Reduce operational footprint of the corporate estate where it is expedient to do so develop, dispose or create additional income, with associated reductions in the carbon footprint; and
- Role out the wider corporate landlord across the Unitary estate.

# How the Property Strategy and objectives are currently being delivered...

- Managing the development and disposals programme (See confidential appendix 2) to fund the Council's wider capital programme whilst delivering Regeneration & Housing objectives too.
- Managing major construction projects for services across the council, including:
  - Schools construction
  - Chiltern Lifestyle Centre
  - Amersham multi storey car park
  - Brunel Shed
- Generating Revenue income to meet the Councils medium term financial plan through deals and developments. (See confidential appendix 4).
- Providing the analysis, financial modelling and decision-making on the future office space for the Unitary Council to ensure it meets future requirements and delivers best value.

# How the Property Strategy and objectives are currently being delivered...

- Providing technical property advice and project management on the **Regeneration proposals** and projects across the County, particularly Aylesbury, Wycombe, Amersham, Chesham, Buckingham and Winslow.
- Providing technical property expertise on **Highways projects** – Princes Risborough expansion, Abbey Barn North and Aylesbury HIF-related schemes.
- Supporting tenants with rent arrears due to COVID
- **Tenancy management** of our extensive portfolio, including managing rental income and leases.
- Providing technical advice and expertise for **Community Asset Transfer** devolution proposals.
- Supporting the Council's regeneration ambitions with tactical asset **acquisitions**, recently in Wycombe and Aylesbury.



# How the Property Strategy and objectives are currently being delivered...

- Ensuring our extensive portfolio of council properties are **properly maintained** and safe to occupy and support the Council in being a great place to work, particularly that they are **COVID worksafe**.
- Provide **shareholder oversight** to the Council's Property Companies: BA, Aylesbury Vale Estates and Consilio.
- Continue to work collaboratively with strategic stakeholders and the **One Public Estate** on a series of cross-cutting public sector property projects.
- Delivery of the **Future High Street** grant programme, which is achieving tangible success in re purposing and re letting vacant high street units in High Wycombe.
- Use our knowledge and industry contacts to continually horizon scan for new revenue, disposal and investment opportunities which will contribute towards our revenue and capital targets as well as our housing and regeneration ambitions.



# Council Access Points

January 2022

Lloyd Jeffries – Service Director Business Operations



# Overview

17 Council Access Points (CAPs) were established for the launch of the single unitary council in April 2020.

They are spread across the entire county in selected Council offices, libraries, community libraries and Parish Council buildings.

The council main offices, based in Aylesbury, Wycombe and Amersham have all become “CAP+ (plus)” centres, offering extra services from Monday to Friday for residents who have more complex enquiries. These offices have dedicated face-to-face customer service advisors to support with more complex enquiries, including housing, council tax and benefits queries.

The CAPs in Libraries offer a more limited service for general council services and self-service options.



# Private rooms and bookings

- Most CAPs have private rooms, including in Libraries.
- Some Library CAPs have rooms they are able to rent out however due to the pandemic have had very little interest in room bookings.
- CAP+ sites have private rooms and booths however we do not monitor the usage of the rooms. In Aylesbury the private rooms are mostly used by the Housing and Homelessness service.

## Next steps

- The Council prepared a Strategic Asset Management Plan, a refreshed version is programmed for Q2 2022.
- Prepare a Agricultural Estate Management Plan for Q2 2022.

# Questions