

Corporate Property 2020

News for Corporate Property employees

ISSUE NUMBER 1 / March 2019

Welcome to the first Corporate Property 2020 newsletter

This newsletter is to keep you up to date with the changes that we are going to make to the Corporate Property service over the next year or so.

In February the council's Cabinet decided to accept the recommendations of a report by consultants Ernst Young.

Ernst Young were asked to review our service so that it is fit for purpose and can deliver financial savings. This means we need to change the way we deliver services.

You can find out more about the review and the recommendations that Cabinet agreed on our website at **derbyshire.gov.uk/corporateproperty2020**

Please have a look at the website and if you've any questions please send them to us at **corporateproperty2020@derbyshire.gov.uk**.

The changes that we must make to service delivery are part of the council's enterprising council approach. Our aim is to make the service sustainable, fit for the future and will ensure we are providing best value for money.

The next few years are going to prove really challenging for us all, but I know that by working together we can provide an even better service for the people of Derbyshire.

Dave Massingham
Director of Property

Keeping you informed

We will keep employees informed of the changes to come by:

- Sending out this monthly newsletter with your payslips
- Keeping our webpages up to date - **derbyshire.gov.uk/corporateproperty2020**
- Holding regular briefings for managers
- Holding monthly meetings with the Trade Unions
- Meeting with specific groups of staff as plans are developed that affect their particular service.

What did Cabinet agree?

On 28 February 2019 Cabinet approved the implementation of the recommendations from the Ernst Young review. These are:

- To develop a long term service strategy for Corporate Property
- The production of an asset management framework
- The creation of a new operating model for Corporate Property, to be operational by April 2020
- The externalisation, in principle, of the Facilities Delivery service. Cabinet will receive further reports on the detail and its implementation
- The externalisation, in principle, of the Design and Build service. Cabinet will receive further reports on the detail and its implementation
- The redesign of the Repairs and Maintenance service and the externalisation of the balance of the service. Cabinet will receive further reports on the detail and its implementation
- The full roll out of the Corporate Landlord policy
- Corporate Property to undertake a data validation exercise and develop a long term plan to address backlog maintenance
- Approval of £100,000 to support the implementation of the transformation programme, this will fund the appointment of two temporary Programme Managers.

Corporate Property operating model

The Cabinet report talks about changing our operating model. But what is an operating model and why change it?

An operating model is a representation of how an organisation does things and how it delivers value to its internal and external customers. They help managers and employees understand how changes to one part of the organisation might impact other parts of the organisation.

The current Corporate Property operating model has two sections, Corporate Landlord and Property Services and this arrangement is now not meeting the needs of its customers, its employees, the council and the people of Derbyshire.

The delivery of council services is changing, budgets continue to be reduced, schools are becoming Academies and in many cases are setting up their own property delivery arrangements.

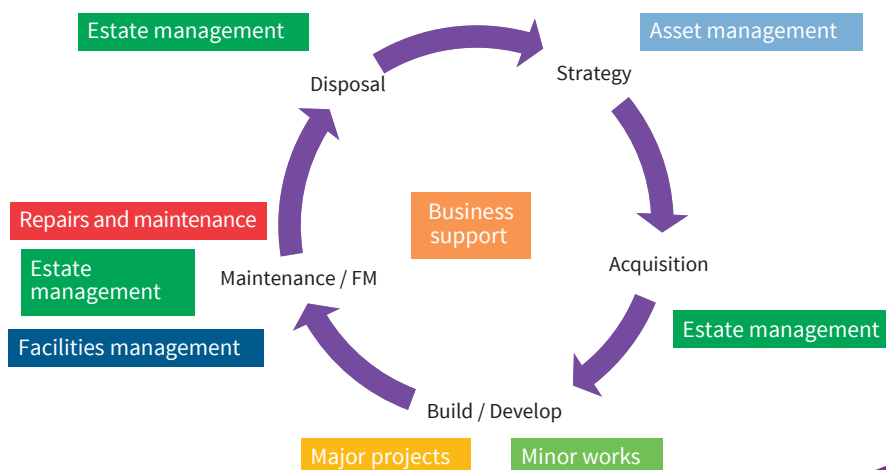
Across the public sector there are other changes as many councils, police services and health are sharing buildings to deliver their services – which frees up land and buildings for sale and development. The current operating model is not set up to address these changes.

The new operating model approved by Cabinet is built around the asset life cycle, this is the stages any property goes through from acquisition, to day to day management, to disposal. It has seven parts:

- Asset management
- Estate management
- Facilities management
- Repairs and maintenance
- Minor works
- Major projects
- Business support.

These are the core requirements for the County Council's property division and we will give you more information about each in the future editions of this newsletter.

Asset Life Cycle & Property Activities



Delivering Corporate Property 2020

Delivering the recommendations agreed by Cabinet is going to be a major piece of work so we've set up a project team. The team includes colleagues from finance, legal, communications, HR as well as Corporate Property.

Corporate Property's management team are also considering each of the new seven component parts of the new delivery model and they will be seeking views from their own teams. If you wish to share any thoughts, please email corporateproperty2020@derbyshire.gov.uk

Schools and sub-contractors

If you are asked by either schools or sub-contractors about possible changes then please confirm that we are reviewing Corporate Property and we will be in touch about any planned changes, but that it is very much business as usual at the moment.

Please ask them to contact Dave Massingham, Director of Property, if they ask for more information. This will make sure that we are giving a consistent message to schools and sub contractors.