

Corporate Property 2020

News for Corporate Property employees

ISSUE NUMBER 2 / April 2019

What does Corporate Property 2020 mean for the Council?

This is the second newsletter for all property staff to let you have further information about how the changes will affect you and your job.

All councils are going through changes at the moment. More of our schools are becoming academies, Government funding is reducing and demand for some of our services, like adult care is increasing.

All our budgets are reducing and that includes the budget we have for Corporate Property. We have less money to spend on the buildings we own and we need to sell buildings we no longer need. We also need to make sure we get the best value possible from our property maintenance budgets.

Our changes mean that Corporate Property will focus on helping to deliver the changing requirements of the council.

We will be looking to work in different ways and with other organisations from both the private and public sector. We need to find more income and make money from selling land and buildings we don't need or by renting space out to new occupiers. Our new approach will reflect the council's enterprising council ambitions.

Dave Massingham
Director of Property

Find out more

There's further information on the council's website – visit www.derbyshire.gov.uk/corporateproperty2020

Got a question?

Either ask your manager or send it to us at corporateproperty2020@derbyshire.gov.uk

Asset Management Framework

On 21 March Cabinet agreed a new Asset Management Framework for 2019/22.

The framework sets out a future vision for how the council will deal with all its land and buildings, and sets out how we will achieve that vision.

For everyone working in corporate property the framework will determine what we do. It covers a wide number of issues including setting targets to reduce the cost of properties, improving how property supports other Council priorities such as thriving communities or the environmental policy, ensuring property health and safety obligations are met and using land and buildings to support development.

You can find the Asset Management Framework on our website – derbyshire.gov.uk/corporateproperty2020.

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Business Support

Corporate Property couldn't run without the support of colleagues who work in business support.

At the moment we have business support employees in small teams throughout Corporate Property.

This is not an efficient way to work so we are going to bring together all business support teams. This won't necessarily mean that all teams will be located in the same place.

Bringing the teams together will offer greater support to colleagues in Corporate Property and help everyone to do their job more effectively. This will mean that we will be able to improve access to better records, standardise processes, make greater use of IT, give a single point of contact for our customers and make it easier for our employees to buy the things they need to do their job.

In time all council properties will be managed by Corporate Property. This will mean that everyone will know who is responsible for what. Service departments will be clearer about who pays the bills, who orders repairs, who is responsible for health and safety, and who makes property decisions.

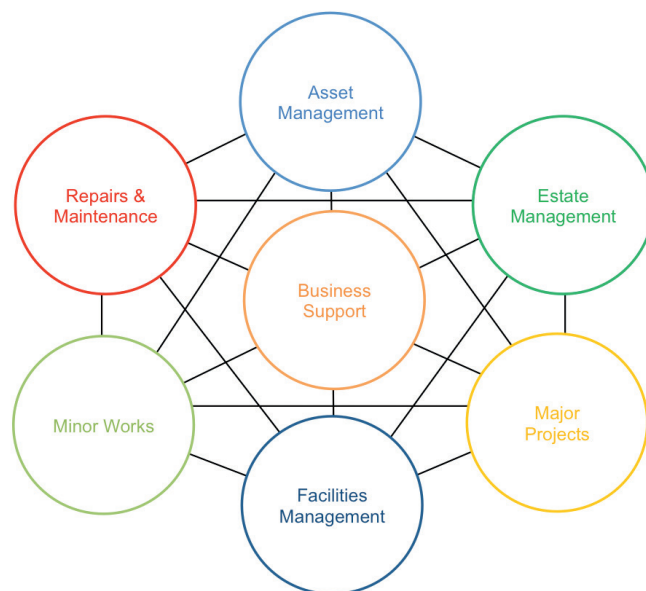
We will look at all our business processes and see if we can do things better and cheaper. Having a central business support team to lead on this is an important first step.

Corporate Property operating model

In our first newsletter we explained the new operating model, which is based around the asset life cycle. This is the stages any property goes through from acquisition, to day to day management, to disposal.

Although there are seven parts to the operating model, it is important that each part is clear on its role and responsibility and there are good links between each part to ensure we are providing a joined up service to our customers. You can see how this works in the diagram below.

In each newsletter we will explain more about each part of the operating model, you can find out more about our plans for Business Support below.



Job losses

The changes are about finding other organisations to deliver the same service. It is likely that the same front line staff will be providing the same service. Schools and our offices will still need cleaning and maintaining. New buildings to provide council services will still need to be designed and built.

At this stage job losses are not being anticipated. But if this changes we will keep employees informed.