

# Corporate Property 2020

News for Corporate Property employees

ISSUE NUMBER 18 / August 2020

In February 2019 the council considered a report produced by consultants Ernst Young, which set in train a major piece of work which on 1 September 2020 will see a significant and very important change for Corporate Property.

The Ernst Young report recommended that the council should fundamentally change its property service. It should put in place a new operating model with a greater focus on asset management. This means better buildings to deliver services, fewer buildings to save the council money and more energy efficient buildings to meet the challenges of climate change.

The report also said that our new operating model needed a new structure in the council with clearer roles and responsibilities and better links between the various sections within Corporate Property. It also recommended externalising some activities.

There's more information on the management team for Corporate Property's new operating model in this newsletter.

This brings me to Vertas (Derbyshire) Limited and Concertus (Derbyshire) Limited, the council's new joint venture companies with Suffolk County Council. These are now operational from 1 September and in future we will simply refer to them as Vertas and Concertus. Joint venture companies have been created to enable these services which already have some third party customers to work more commercially and have the freedom to find yet more new business locally. As a shareholder this will bring financial benefits to the council and for the employees it helps safeguard jobs.

I would like to take this opportunity to thank all of you who are moving over to Vertas and Concertus for the work you have done for the council over the years. I would also like to wish you all the very best in your new future. As a director of both joint venture companies I am looking forward to working alongside you and I am sure together we can continue to make a difference to the people of Derbyshire.

Kind regards

**Dave Massingham**  
**Director of Property**

## Senior Management Team

We now have a new senior management team within Corporate Property. Over the page you will find details and over the next few months everybody in Corporate Property will be aligned to fit in one of the six teams. Briefly the roles of these teams are:

**Asset Management:** This team will work with departments and look at what land and buildings the council needs, where these should be and what sort of buildings they should be. The council wishes to ensure that all the buildings it owns are fit for purpose, are energy efficient and don't cost too much to maintain.

**Governance & Performance:** The key words and phrases for this team are value for money, compliance, risk, and control. The team will ensure we have the right arrangements in place to look after public money and continually seek ways to improve how we work.

**Estate Management:** As well as making sure the council has an up-to-date value of the land and buildings we own and buying new properties and selling surplus buildings, this team will also support tenants of council properties, for example those who occupy the council's industrial units.

**Facilities Management:** The main focus for this team is the safety and welfare of employees and other people who use our buildings. This also includes many activities which keep buildings running smoothly, such as security, cleaning, pest, recycling, car park management and much more.

**Property Maintenance:** Keeping people safe in our buildings is the first priority for property maintenance. For us this means that the gas and electrical services in a building are safe, as are fire alarms, emergency lighting, lifts, etc. Our mobile maintenance operatives also provide essential day to day maintenance to keep our buildings up and running.

**Projects:** This section will manage any construction related work that involves something new, like a new roof or new building. This requires good project management in order to be successful, to make sure projects are delivered on time, to budget and to the standard the customer is expecting.

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## Corporate Property

The management structure for Corporate property is based on six interdependent sections each lead by a Head of Service as shown below.

The lines between the sections illustrate collaboration and communication which are essential as we all work to deliver the Council's Asset Management Framework.

Central to everything we do is good governance and improving not only our performance and that of our partners but also the performance of the Council's property portfolio.



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