

Corporate Property 2020

News for Corporate Property employees

ISSUE NUMBER 4 / June 2019

Our new operating model means that there will be seven different parts of our service:

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

In previous editions of this newsletter we've included information on business support (April edition), asset management and estate management (May edition). You can find copies of these newsletters on our website – derbyshire.gov.uk/corporateproperty2020.

In this edition there's information on facilities management. Facilities management is about looking after buildings and the people that use them. There are a number of different functions that are included in facilities management and we've summarised them on the next page.

We continue our work towards our new operating model which means that in July we will be reporting our new management structure to Cabinet members and subject to their approval we will consult about filling those jobs. I will describe this structure in more detail in our July newsletter.

In the next few months an outline business case for changes in service delivery will be prepared and presented to Cabinet and if this is agreed a detailed business case will follow for Cabinet to consider before the end of this year.

Thank you once again to those colleagues who have contributed to this edition.

Dave Massingham
Director of Property

Going Green

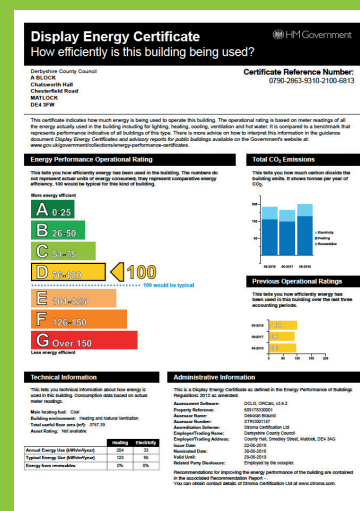
The council spends nearly £10m a year on its energy and water bills. In May the council launched its Climate and Carbon Reduction Manifesto. This has set a target to reduce greenhouse gas emissions by 55% by 2022 and a commitment to make the council carbon neutral. As council property accounts for about 70% of overall emissions, Corporate Property will have an important part to play in this.

Our energy team are an important part of facilities management. On average they save nearly £100,000 a year checking bills, meter readings and looking for anomalies in energy consumption.

You may have seen Display Energy Certificates in our buildings, like the one below. These show the energy efficiency performance of our buildings and identify energy efficiency solutions for facilities management to implement.

Over the last few years Corporate Property has undertaken energy efficiency improvements such as fitting LED lighting, installing energy efficient cooling in the data centre and fitting solar panels. These all save money or enable income to be generated from our buildings.

These examples show how asset management, property maintenance and facilities management come together to save money, improve our buildings and improve the council's green credentials.



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Facilities Management

There are two types of facilities management, hard facilities management and soft facilities management.

Hard facilities management relates to the building and is concerned with the safety and welfare of employees and is often required by law.

Soft facilities management relates to how the building is used and how to make it more pleasant to work in.

There are some examples below.

Hard facilities management

Building maintenance
Mechanical and electrical services
Statutory compliance
Condition surveys
Suitability surveys
Energy management
Office furniture, fixtures and fittings

Soft facilities management

Cleaning
Window cleaning
Security
Move management
Meeting room management
Pest control
Catering
Post room
Grounds maintenance
Car park management
Caretaking
Waste management and recycling
Front of house or reception
Fire evacuation

Why is this important for users of the building?

The council can't operate properly if the properties it operates from aren't running smoothly and efficiently, are not meeting health and safety legislation and the space within them isn't being used in a smart and effective manner.

Have a look around your office or where you work. Is it clean, the right temperature, what is the furniture like, is it well maintained, is it a nice place to work? If the answer is yes then facilities management is working. If the answer is no, then we need to consider how we can improve our facilities management. This is not easy for the council as we have lots of old buildings and lots of other priorities for our money.

An important issue for facilities management is to understand the interactions between our buildings and those that use them, to ensure that we provide the right buildings, at the right standards, on the right sites.

This will allow all council employees, whether they are social workers, accountants, or lawyers to concentrate on their services without having to worry about property issues.

The way to do this is for all buildings to be managed by Corporate Property, and for Corporate Property to work very closely with employees, in order that their building or office is a great place to work.

However, as the council has limited budgets, facilities management also has to find ways to reduce costs whilst still making the office a great place to work. That is difficult and that is why we need a team of facilities management experts.