

Corporate Property 2020

News for Corporate Property employees

ISSUE NUMBER 3 / May 2019

Keeping you informed

Welcome to the third Corporate Property 2020 Newsletter, keeping you informed of the changes we are implementing across the division. You can also find out about the changes on our website – **www.derbyshire.gov.uk/corporateproperty2020**

We've now had more than 30 questions from employees about the changes, and they are all on the website, together with our answers. If you've got a question please send it to us at **corporateproperty2020@derbyshire.gov.uk**, and we will send you an answer.

We are now posting this newsletter to employees who don't have a council email address to their home address. If you do have a council email

address then we are sending it to you by email to save on paper and post costs. If you want the newsletter emailing to your personal email address please let us know by emailing us at **corporateproperty2020@derbyshire.gov.uk**

This edition gives you more information about two other parts of our new operating model, Estate Management and Asset Management. We are working with colleagues as we develop our new way of working, so thank you to those of you who have contributed to the content in this newsletter.

Dave Massingham
Director of Property

Estate Management

There are seven different parts to our new way of working - one of them is Estate Management.

Have you ever wondered how much the council's land and buildings are worth? Or how this is worked out?

This is a key part of the work of Estate Management. And if you are interested in how much the council's land and buildings are worth ... it's £1.8billion.

Estate Management will make sure that we always have an up-to-date value of everything the council owns. They will handle any sales of those land and buildings that the council no longer needs. They ensure that the council is aware of the value of the land and buildings that are no longer needed, so that decisions can be made as to where that money can be spent.

Estate Management will also include working to other council objectives, such as selling land to provide new houses or employment sites. Some councils have formed joint ventures with developers to do this. In Derbyshire both Bolsover and North East Derbyshire have done this. We will

be looking to use council land to develop and create jobs across the county.

Buying new properties or land will also fall under Estate Management. This could be land for new roads, or could include buying new properties to provide new income. Both Ashfield and Mansfield District councils over the border in Nottinghamshire have bought property where the income is now being used to help fund front line services.

In addition to buying and selling property, Estate Management will support tenants of council properties, for example those who occupy the council's industrial units and business centres. This is important as this keeps jobs and small businesses in Derbyshire.

The new operating model raises the profile of the estate management service, and turns the asset management framework into cash for the council to invest in front line services.

If you've any questions about Estate Management please email them to **corporateproperty2020@derbyshire.gov.uk**

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Asset Management

Another of our major areas of work in our new structure is asset management.

The role of asset management is to look at what land and buildings we need, where they should be and what sort of buildings they should be.

The council owns more than 1,100 buildings, from offices to homes for older people, children's homes, libraries to highway depots.

We need to ensure that all the buildings we own are fit for purpose, are energy efficient and don't cost too much to maintain.

Our new approach is about working more closely with the other departments in the council and understanding their plans for the future. Then making sure we have the properties we need for the departments to deliver their plans.

It's also about looking at each location in Derbyshire to see what properties we have, then working out if we could share buildings across different services.

And our approach is about working with other organisations, health, police, fire, district and borough councils, and seeing if we could share buildings with them.

We have done this already in some places very successfully, but we need to do more. Sharing buildings will lead to us having fewer buildings, but these being more appropriate for people to either live in, visit or work in.

Corporate Property operating model



And fewer buildings mean we save money on maintenance. Money that the council can use to support other services for the public.

The diagrams below show that asset management has five main outcomes, and that by considering the policies and strategies across the council is how we will get the right buildings in the right place at the right cost.

If you've any questions about our asset management approach then please email them to corporateproperty2020@derbyshire.gov.uk

