

# Corporate Property 2020

## News for Corporate Property employees

ISSUE NUMBER 7 / **September 2019**

### Cabinet decision

On 11 September the council's cabinet is due to discuss a report which sets out how some parts of Corporate Property will be delivered in the future.

If cabinet agree the report we will start to talk to Suffolk County Council about setting up a joint venture with them to look after all our cleaning and caretaking services.

The report also asks cabinet to give the go-ahead to talk to Suffolk about transferring the design aspects for all construction services projects that cost more than £50,000.

A new approach to selling our surplus properties is also set out in the report, and if cabinet agree then we will start to talk to an organisation called Public Sector Plc (PSP) about setting up a partnership to support the Council with this work.

There's more information about the report in the rest of the newsletter, and you can find the report on our website at **[derbyshire.gov.uk/cabinet](http://derbyshire.gov.uk/cabinet)**

We will be organising a series of events across the county for all staff, where we can give you more information and you can ask questions. These will start in October and as soon as we have dates and times we will let you know.

In the meantime if you have any questions please send them to **[corporateproperty2020@derbyshire.gov.uk](mailto:corporateproperty2020@derbyshire.gov.uk)**

Kind regards.

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

### Cleaning and caretaking services

As we explained in the first edition of this newsletter, back in February cabinet decided that we would find another organisation to run cleaning and caretaking services on our behalf.

Since then we've looked at lots of different options as to how we might do this and our recommendation to cabinet, which they will look at in detail on 11 September, is that we look to set up a joint venture with Suffolk County Council and a company that it owns called Vertas.

Suffolk, through Vertas, already provide cleaning and caretaking services to other councils and schools and have a good track record of providing quality services.

If the report is agreed by cabinet we will now spend some time meeting with Suffolk to work out the future arrangements in detail.

If we do go ahead then employees in this area would be transferred to work for the company that we

would set up with Suffolk. You would transfer on your existing terms and conditions of employment, and we will follow all the council's usual policies.

This process is known as TUPE, which stands for Transfer of Undertakings Protection of Employment. TUPE regulations provide protected employment rights to employees when their employer changes as a result of a transfer of services.

TUPE means that you move to your new employer with your continuity of service preserved and some protection of existing terms and conditions of employment. There is more information on TUPE on the council's website – **[derbyshire.gov.uk/TUPE](http://derbyshire.gov.uk/TUPE)**

Our expectation would be that by March next year the new company would be set up and consultation completed and employees transferred over.

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## Construction delivery

Our intention is that the council will continue to design and deliver construction projects that cost up to £10,000.

And we will continue to design and manage projects that will cost up to £50,000 and all of the disability facility projects.

For larger projects, costing over £50,000, the design will be carried out by a joint venture company set up by ourselves and Suffolk County Council, through their subsidiary Concertus. Any employee who currently undertakes this work will move to the joint venture in March and will be subject to TUPE regulations.

For projects that cost between £10,000 and £50,000 the construction would continue to be carried out by small local contractors.

For construction projects that cost over £50,000 we plan to appoint a lead contractor and those working in construction services will be transferred to work for them.

Work on who this contractor may be will start shortly. Any employees who transfer to work for a contractor will be subject to TUPE regulations. You can find out more on what TUPE will mean on our website – [derbyshire.gov.uk/TUPE](https://derbyshire.gov.uk/TUPE)

The lead contractor may choose to use other contractors and will be encouraged to use local firms where possible.

## Property disposals

The council owns hundreds of properties and pieces of land across Derbyshire. We have been tasked with speeding up the process of looking at which properties we still need, and those which are surplus to requirements.

The cabinet report sets out a new approach to how we do this, and if it is agreed then the plan is to set up a partnership with an organisation called Public Sector PLC (PSP).

PSP currently work with 19 other councils and will bring extra resource to supplement the small team in property we have working in this area. Employees working in this area will not transfer to PSP and will continue to work for Derbyshire.

## Schools and other customers

We will keep our customers informed of our plans and have written to everyone who buys services from us.

For schools we intend to meet with as many as possible at planned meetings during the autumn to explain that they will still receive cleaning and caretaking services from the same people working in the public sector and that it is very much business as usual.

## Next steps

Cabinet meets to consider the report on 11 September. If they agree the recommendations in the report then we will enter into negotiations with Suffolk County Council, through Vertas and Concertus, about setting up joint ventures to run cleaning and caretaking and construction design services.

We will also start negotiations with PSP to set up a joint venture to support the council with property disposals.

## More information

We will be organising a series of events across the county for all staff, where we can give you more information and you can ask questions. These will start in October and as soon as we have dates and times we will let you know.

In the meantime if you have any questions please send them to [corporateproperty2020@derbyshire.gov.uk](mailto:corporateproperty2020@derbyshire.gov.uk)