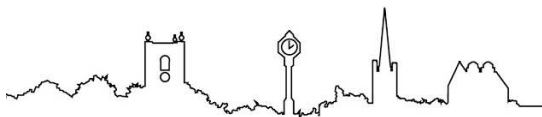
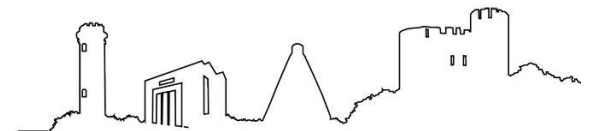


Corporate Estates Strategy Climate Change and Environment Scrutiny Committee

23rd January 2023



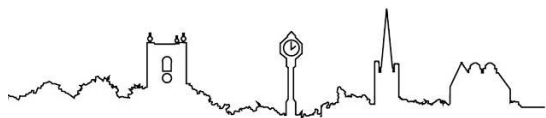
Working as One Council in
the historic capital of the Black Country



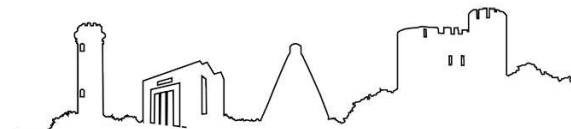
Existing Estate Strategy 2017 - 2022

Is based upon 4 key principles

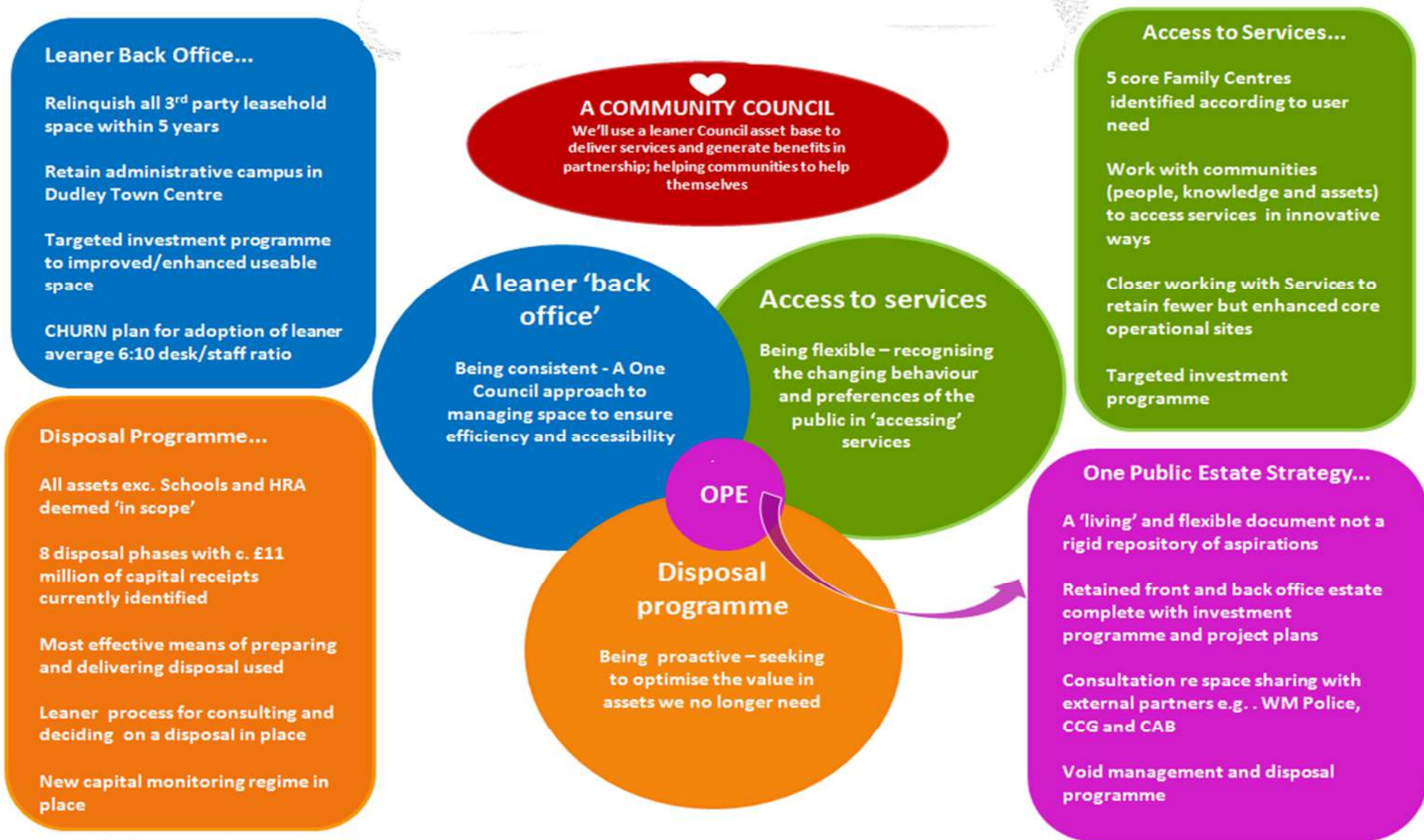
- **A clear rationale for owning properties** - requiring a regular process of review and reporting to confirm individual properties are fit for their intended purpose.
- **Clear objectives for property** - monitoring and management of asset performance to ensure that objectives are being met and remain relevant.
- **Responsible stewardship of public assets** – ensuring the asset is managed and maintained in the most appropriate manner; ensuring the asset value is not adversely affected.
- **Clearer links between the Council's property and its borough wide objectives** – reflecting the principles of One Public Estate and Elected Members' interest in the performance of the portfolio in functional, financial and social terms.



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Existing Strategy 2017 – 2022... on a page



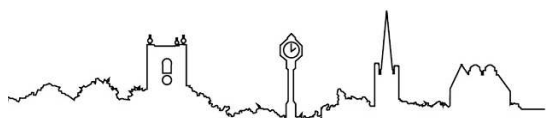
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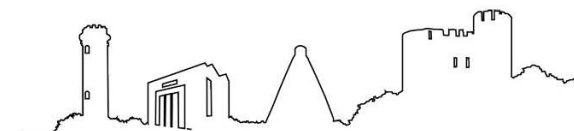
Existing sites – summary with annual costs

Lease

Area	Annual running (e.g. gas, elec, water etc) costs (i.e. guaranteed saving on disposal) £	Forecast Variance £	Average R&M costs (i.e. 'opportunity' annual costs saved through disposal) £
Dudley (8 offices)	1,209,000	270,000	137,000
Brierley Hill (2 offices)	926,000	9,000	9,000
Stourbridge (2 offices)	204,000	48,000	49,000
Sedgley (1 office)	293,000	Nil	Nil
Kingswinford (3 offices)	261,000	13,000	Nil
Leased in (21 varied sites)	1,112,896	Nil	18,000
Total	£4,005,896	£340,000	£213,000



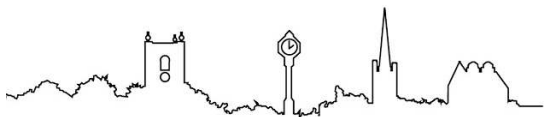
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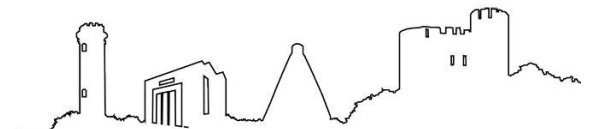
Developing the new Strategy 2023 – 2028 - phase 1

Phase 1 – high level assessment involved

- Agreement as to which sites would be in/out of scope
- Collation of high level data e.g. running and maintenance costs
- Seeking a steer from Informal Cabinet **in October 22** on which sites/groups of sites to focus on as part of the detailed assessment
- Seeking an agreement from Informal Cabinet on assets to be retained, where possible, would be those
 - most suitable,
 - sustainable
 - and with efficient running costs
- Commissioning a parallel piece of work with external property company to ascertain potential developable value of specific assets



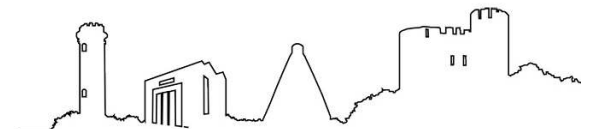
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Developing the new Strategy 2023 – 2028 - phase 2

Phase 2 involves:

- Assessment of the findings from the external property report
- Detailed site by site assessment of those sites remaining in scope from phase 1 including:
 - Recommendation to retain/dispose
 - Rationale of recommendation e.g. assumptions, pros and cons
 - Commentary on disposal/developable value
- Recommendations on retained office need including
 - Desk numbers and occupancy proposal (based on Council workstyles and service need)
- Proposed implementation plan
- Report back to Informal Cabinet in **April 23** (plus subsequent iterations of ratifying a decision to sign off Estate Strategy)



Developing the new Strategy 2023 – 2028 - phase 3

Phase 3 will involve:

- Assigning a programme manager to oversee the various projects within the Implementation Plan
- Delivery of the plan where projects may include some or all of the following areas:
 - Communications with stakeholders
 - Identification and assignment of appropriate resources
 - Alterations to accommodation to be retained e.g. alterations to the offices to create the right work environment
 - Preparation for property to be disposed or developed e.g. relocation of essential equipment or utilities
 - Churn of staff and equipment from offices being disposed of to those being retained
- Delivery of the programme may take longer than the 5 year life of the strategy (2023 – 2028)



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