

PROPERTY MAINTENANCE SCRUTINY PANEL

MEETING, 15TH MARCH, 2010

Present – Councillors Shaw (Chairman), Hayes, Iqbal, Mistry, Spencer and J. Walsh.

Also in attendance

Mr. P. Brown	-	Head of Estates and Asset Management
Mr. A. Stephenson	-	Asset Manager
Mr. I.D. Mulholland	-	Principal Scrutiny Officer

Councillor Shaw in the Chair.

5. MINUTES

The minutes of the meeting of the Scrutiny Panel held on 24th August, 2009 were submitted.

Resolved – That the minutes be approved as a correct record.

6. SCOPING DOCUMENT

The Director of the Chief Executive's Department submitted the previously agreed Scoping Document as an aide memoire.

Resolved – That the document be noted.

7. STRATEGIC PROPERTY REVIEW, 2009/10

The Director of Corporate Resources submitted a report which provided an overview of the 2009/10 Strategic Property Review to be undertaken by Corporate Property Services, in conjunction with GVA Grimley Ltd.

By way of background information, Members were advised that Corporate Property Services had concluded the geographic property reviews of the Council's Operational and Non-Operational assets with buildings in 2007/08. The results of

this review work were highlighted in the Council's Property Performance Report No. 2 (July 2008). The 2009/10 Strategic Property Review aimed to build upon the valuable work that the Council had undertaken to date and, by utilising the services of a specialist external consultant, undertake a more detailed review in respect of a number of sub-categories of the Council's land and property assets, with a view to identifying opportunities to improve their performance or highlighting suitable disposal opportunities.

The report went on to set out details of the scope of the review:

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- The Council's Non-Operational Portfolio (i.e. Investment Estate);
- Those Community Centres that sit within the Operational Portfolio;
- Advice on the currency and effectiveness of the Council's current Property Performance Model (i.e. the Property Improvement Planning Process);
- Consideration and advice on alternative ownership models;
- A review of the public facing assets operated by the Council and its partners on an area based approach;
- A review of Miscellaneous Untenanted land identifying opportunities for disposal;
- A re-assessment of the performance of the surface car parks in out-lying areas; and
- A 'Health Check' in respect of the property review work undertaken by Corporate Property Services to date.

In conclusion, the report mentioned that it was envisaged that the Strategic Property Review would make a number of recommendations and identify opportunities for the Council to further rationalise its land and property portfolio. This review would be concluded in May, 2010.

Members in their discussions referred to:-

- the new Corporate Property Structure;
- property lying with Departments and not corporately;
- the issue of Non-Operational Property;
- agricultural tenancies and bridge issue at Smithills; and
- the shaping of the Capital Programme going forward.

Resolved – (i) That the report be noted.

(ii) That Members of this Panel be apprised of the outcome of the Property Review in June, 2010, particularly highlighting areas directly relevant to the remit of this Panel and that representatives of GVA Grimley be invited to attend.

(iii) That the Corporate Issues Scrutiny Committee be apprised of (ii) above.

(The meeting started at 1.00pm and finished at 1.50pm)