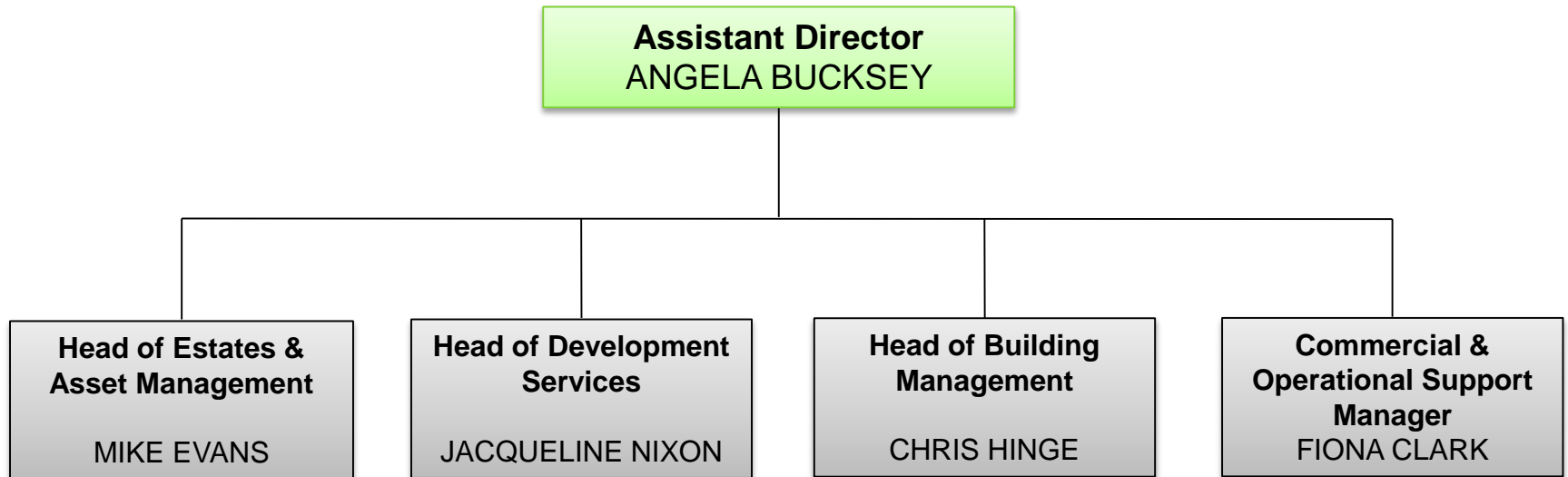


Property Asset Management Scrutiny

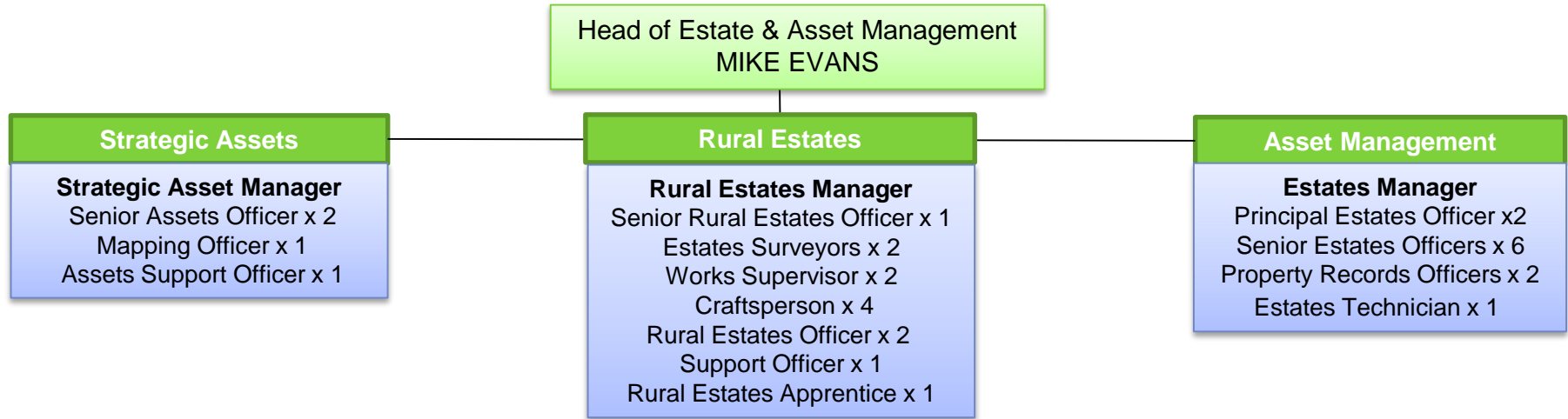
Angela Bucksey

Assistant Director - Property

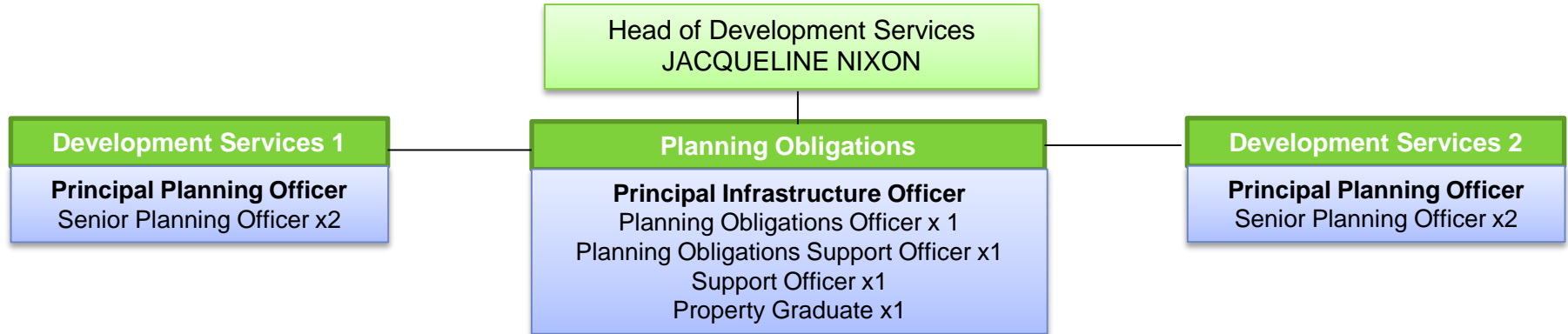
Property Services Structure



Estate and Asset Management Team

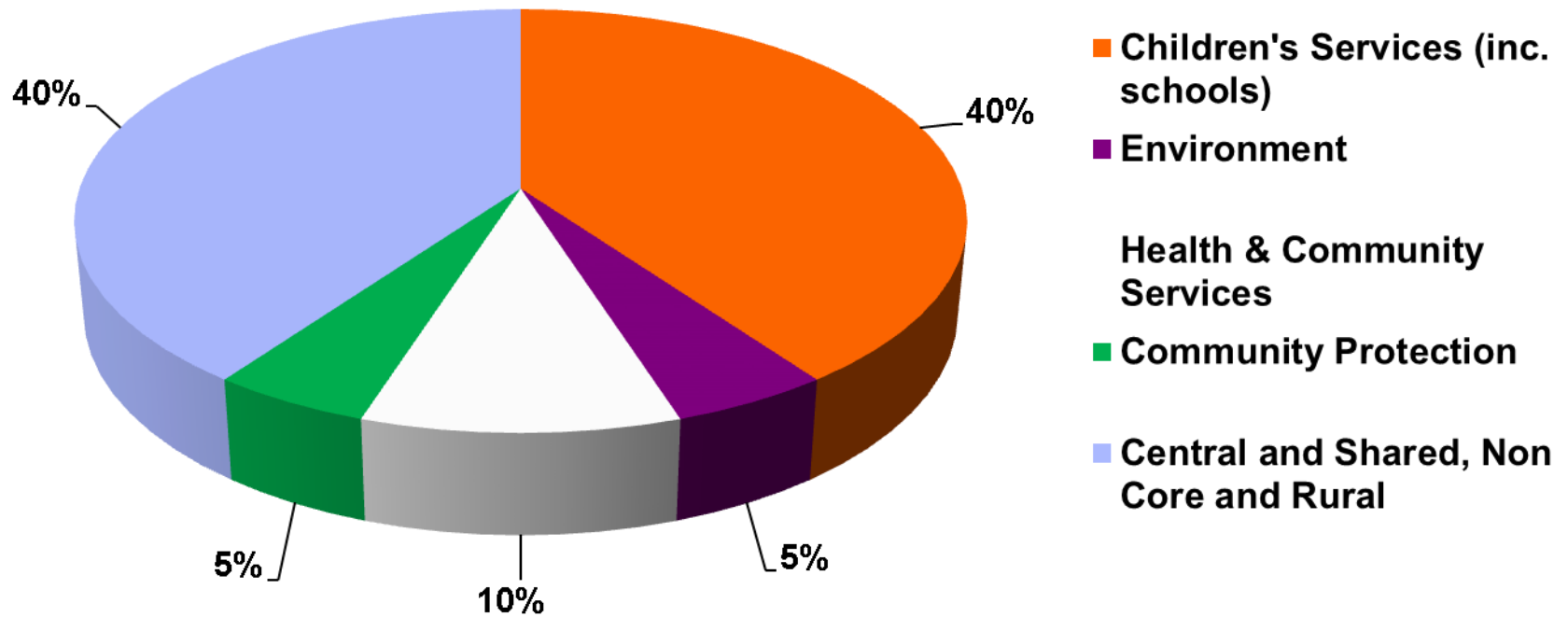


Development Services Team



Overall Effort Expended 2014/15

Time Split



Portfolio by Number of Assets (exc schools assets)

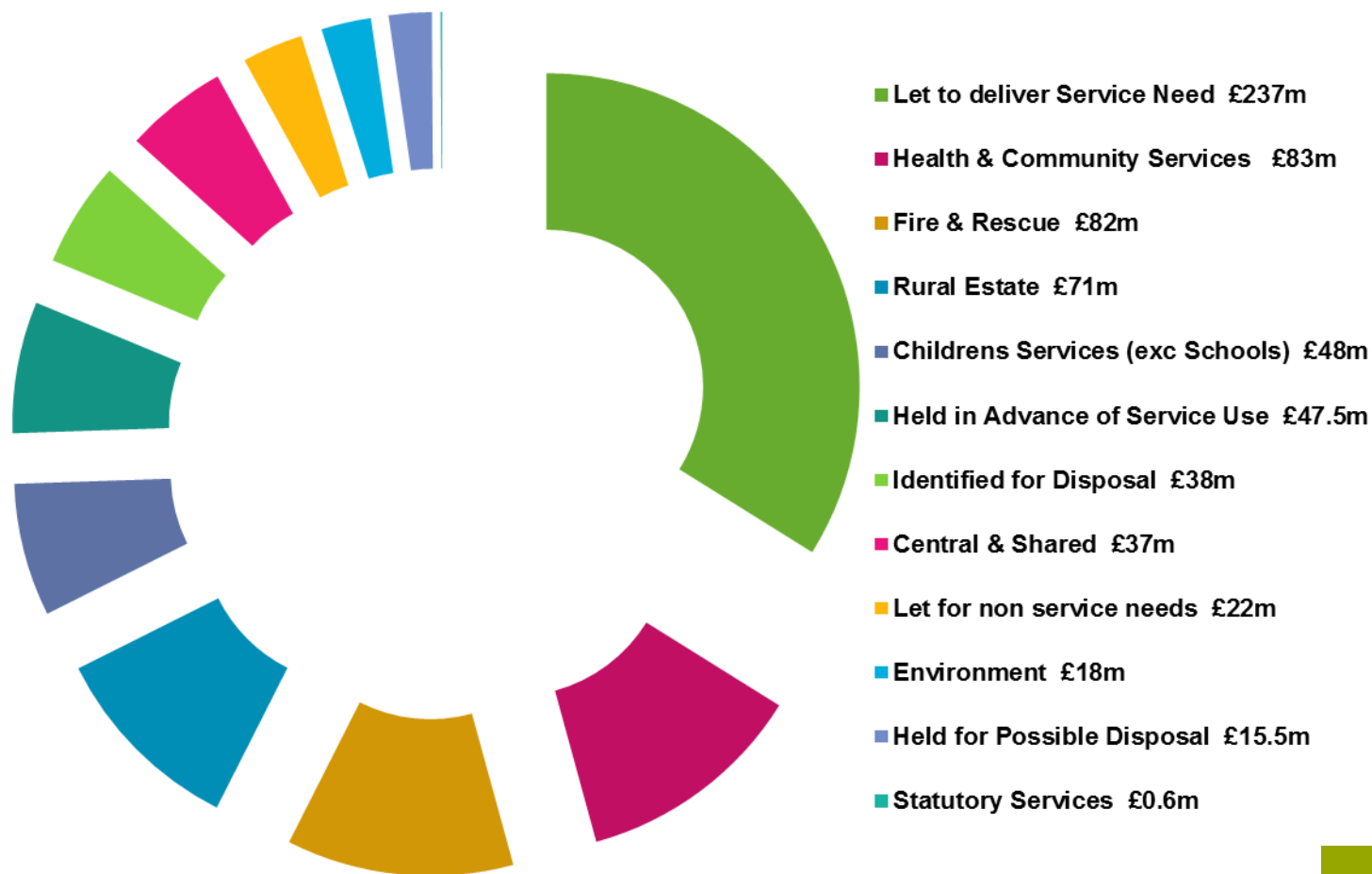
Total Portfolio 1603 Assets



- Let to deliver Service Need 449
- Rural Estate 302
- Held in Advance of Service Use 223
- Let for non service needs 146
- Childrens Services (exc Schools) 97
- Health & Community Services 87
- Fire & Rescue 83
- Held for Possible Disposal 83
- Identified for Disposal 69
- Environment 38
- Central & Shared 21
- Statutory Services 5

Portfolio By Value (exc schools assets)

Total Asset Value £700m



Operational Estate



- Rural Estate 302
- Childrens Services (exc Schools) 97
- Health & Community Services 87
- Fire & Rescue 83
- Environment 38
- Central & Shared 21
- Statutory Services 5

Operational Estate - Central and Shared Sites

- Maximised use – growth absorbed
- Partner space provided
- Consultative use of space process
- Touchdown growth within portfolio
- Linked with Enabling the Worker
- Consultative asset management process



Service Delivery Sites – Shared Use and Renewal

HCC & HCC



HCC & Partners



HCC & Central Government funded

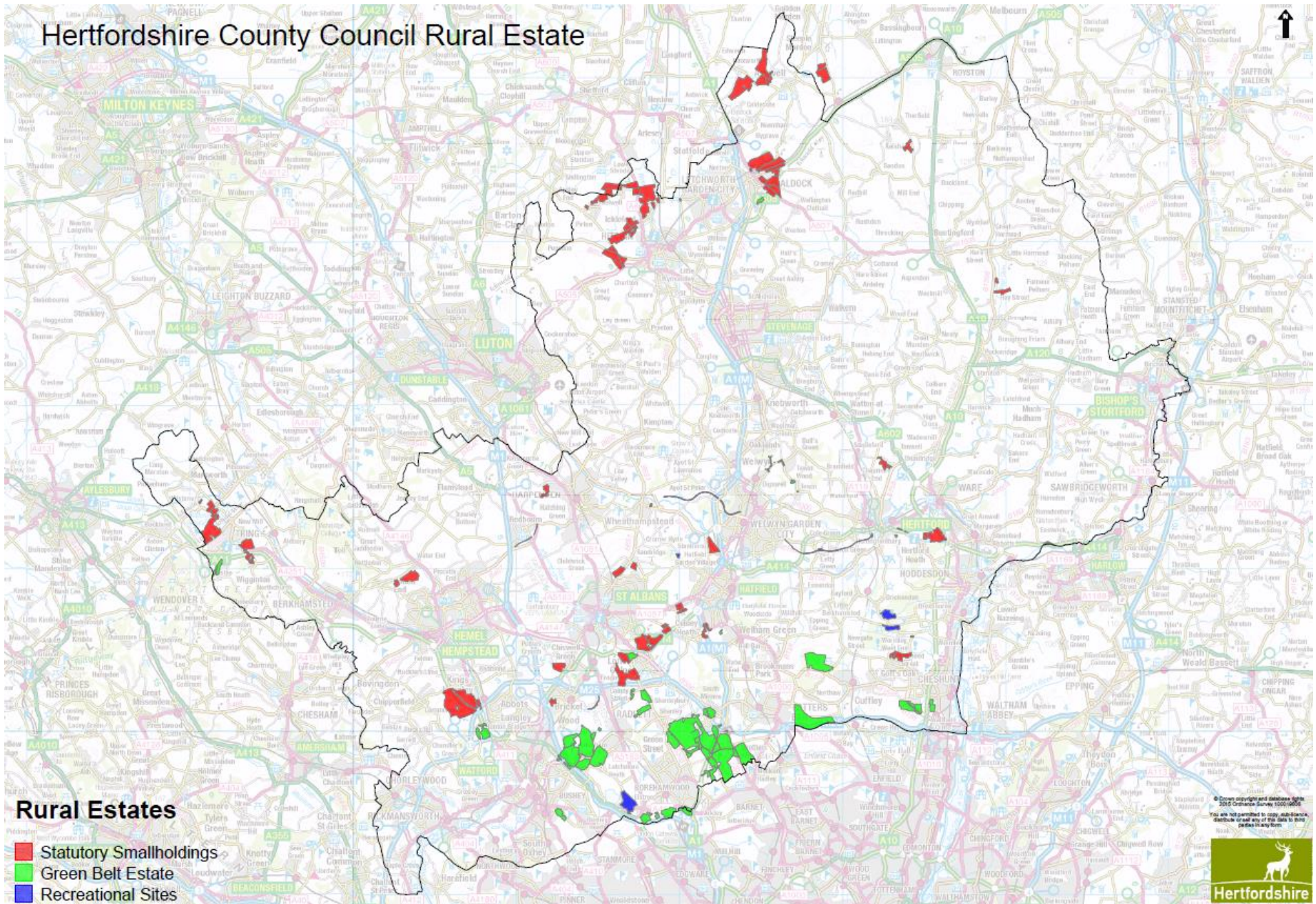
Consultative asset management process



Strategic Review of Operational Estate Process

- Agree Service standards and service specific attributes
 - space/location/physical attributes
- Collate existing asset data
 - condition, costs, utilities costs, alternative use possibilities etc
- Review with Property teams
 - confirm collated data, discuss with LPA
- Review with Service Management
- Identify possible actions
 - Hold and maintain/consolidate and dispose/renegeotiate lease etc
- Confirm with Service how/when to take forward
 - Create IPP Capital Bids /Action disposal process/Renegeotiate lease
- Update Service Property Plan

Hertfordshire County Council Rural Estate



- Rural Estates**
- Statutory Smallholdings
 - Green Belt Estate
 - Recreational Sites

Strategic review of Rural Estate

- Whole portfolio reviews 2004 & 2011
 - identify assets to Re-Let/Re-Develop/Promote through Local Plan to Dispose
- Individual asset review requests triggered by:-
 - end of tenancy
 - portfolio review
 - tenant request
- Individual asset review outcomes dependant on Portfolio Plan and Local Plan
 - outcomes can be re-let, re-develop through IPP Capital Plan, or dispose

Rural Estate – Promoting Growth - maximising Opportunities

From this ...



To this....

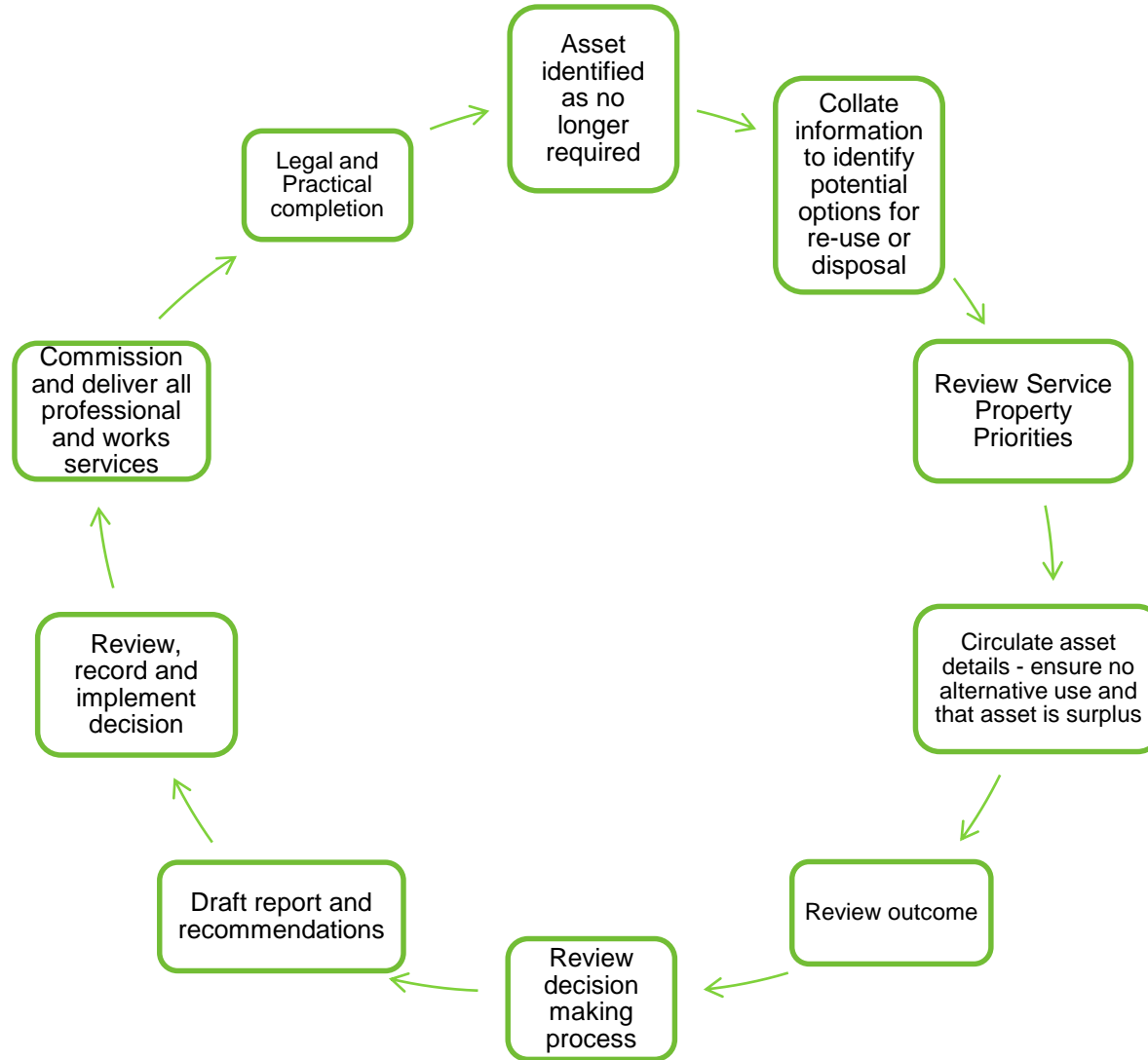


Shared investment – delivering increased employment, value, and revenue to HCC and the local economy

www.hertsdirect.org



Property Redeployment Process

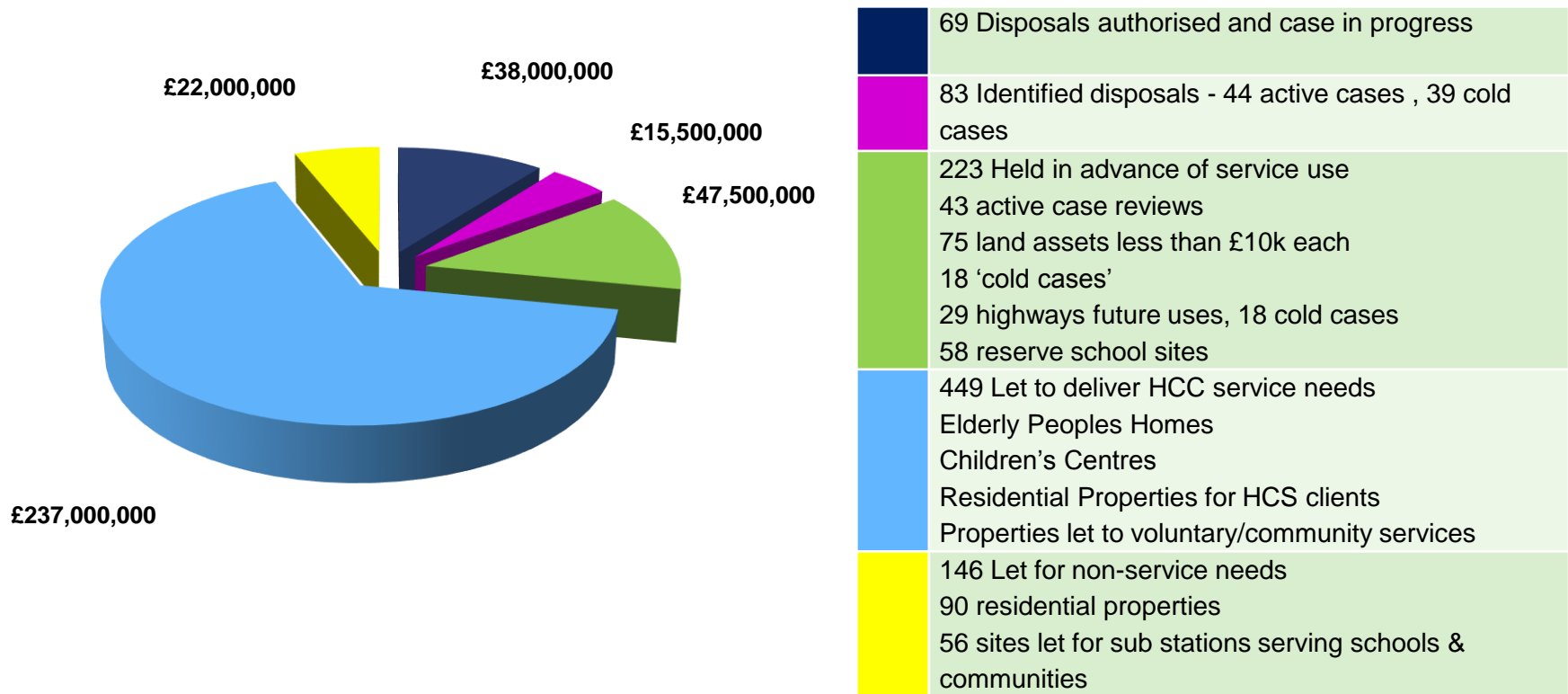


Determining & Achieving 'Best Value' Process

- Tests include:-
 - Will redevelopment deliver known service need?
 - If yes create IP Capital Bid to support
 - Is redevelopment allowed for in current Local Plan?
 - If within 'area for development' work to achieve outline planning permission for alternative use and then move to market
 - If asset within Green Belt or Outside 'Area for Development'
 - Promote within LP review process, commission feasibility studies etc, submit proposal through LPA submission process
 - Promote through Examination in Public
 - Once area identified for development submit outline planning permission then move to market

Overall process can take from 3 to 5 years to complete

Non-Core Estate



Non Core Estate Management

- Day to day management – Property Managing Agent
- Strategic management – HCC Property
- Three elements
 - Assets for disposal
 - Assets held for future use or disposal
 - Assets used to deliver revenue

- Budget 2014/15

Expenditure

£4.5m

Income

(£10.3m)

Property Management Services Contract

- Single provider, 5+2 year contract won by Lambert Smith Hampton in 2012
- The management and letting of the Non-Core Estate including:
 - General Property Management
 - Management of property maintenance
 - Lettings, Lease Expiries, renewals and rent reviews
 - Licences, Wayleaves and Easements
 - Advice and reports
 - Budget Management
 - Management of Security provision
 - Provision of Maps and Plans
 - Overview of Legal support

Questions

www.hertsdirect.org

