



ASSET MANAGEMENT & ACCOMMODATION STRATEGY

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Sefton Council 

OVERVIEW OF KEY ELEMENTS

- Key elements of the Council's Asset Management Strategy;
 - Asset Management Plan
 - Accommodation Strategy
 - Asset Disposal Policy
- Each works together to provide a coherent framework to enable management of assets.



GOVERNANCE

- Strategic Capital Investment group (SCIG) (M)
- Strategic Investment Board (O)
- Proposed Asset Management Group (O)
- Accommodation Working Group (O)
- Please Note:
 - Decision making sits with Members
 - Cabinet or Cabinet Member dependent on value (Some officer delegations used)

PROPERTY ASSETS

- Comprises Operational and Non-operational
- Operational to provide or enable Council Services, e.g. Schools, Libraries, community assets.
- Non-Operational – Primarily to generate income or provide strategic influence or both.
Includes;
 - Development sites

INVESTMENT PORTFOLIO

- Circa 3,500 assets; £1.5m per annum; £41.7m capital
 - 3,000 Residential Ground Rents
 - Managed Investments; 62 shops; £240k p.a. Low voids 8% v 12% national average
- Portfolio under review – Local Plan impacts
- Industrial ground rents sold in 2007 at peak of market
- Cabinet Member has agreed in principle to potential disposal of Residential Ground Rents (12k pa rent).

PORTFOLIO REVIEW ISSUES

- Portfolio is a legacy of holdings from history and previous decisions.
- Circa 90% of rents from < 10% of assets
- Small value assets still management intensive
- Not an investment portfolio by commercial Standards
- Could capital be better employed?
- Family Silver?

ACCOMMODATION STRATEGY

- From office accommodation to specialist facilities .
- Reflects the current breadth of Council Service provision
- Significant change has driven reduction in number of buildings
- Surplus assets disposed and capital receipts recycled into capital programme.

ACCOMMODATION STRATEGY

- Phased Approach – Phase 2 completed Dec 2015
- Focused on reduction in leaseholds & consolidation into freehold – all office leases except Merton House & Magdalen House
- St John Stone, 27/29 Hoghton Street, Shakespeare Centre, 221/223 Knowsley Road
- 23 moves involving circa 500 staff

CORE OFFICE ACCOMMODATION

- Bootle Town Hall (FH)
- Southport town Hall (FH)
- St Peter's House (FH)
- Magdalen House (LH)
- Merton House (LH)
- Ainsdale CLC (FH)
- Field Lane Centre (FH)
- Waterloo Town Hall (FH)

STRATEGY PHASE 3

- VISION – To optimise the use of the Council’s accommodation assets to maximise service benefits, support community cohesions and minimise financial costs
- AIMS:
 - Economic & efficient use of assets
 - Align to corporate aims & priorities
 - Meets customer needs
 - Co-location when practicable.

OBJECTIVES

- Improve office utilisation to reduce running costs.
- Adopt an appropriate Agile Working model.
- Identification of any surplus or potentially surplus space for disposal where practicable.
- Investigation of alternative uses in the context of the Council's business plans and community provision.
- Challenge the utilisation of space to ensure it remains fit for purpose and efficient.
- A sustainable future for the Town Halls

KEY CONSIDERATIONS

- Space must contribute towards meeting the objectives of the Council's business plan.
- Service needs change at an increasing pace so space has to be flexible and adaptable.
- Poor accommodation ultimately leads to user dissatisfaction.
- Underutilised space is a diversion of scarce resources.
- Office provision and running costs remain a significant expense to the Council.

PROPOSED INITIATIVES

- Adopt Space standards and apply consistently
- Reduce workstation provision via Agile Working;
 - Improved technology platform (Virtual Desktop)
 - Wi-Fi in buildings
 - Adaptation of office space; break out zones
 - Staff to workstation ratio; from 1:1 to 1:0.7

KEY OUTCOMES

- Introduction of an Agile Working model
- Reduce total office space by 60,000 Sq. Ft. by December 2018 and a Further 30,000 Sq. Ft. by December 2022. (Merton House & Others)
- Reduce the staff/workstation ratio from 1:1 to 1:0.7
- Reduce accommodation cost base by £1,000,000 per annum by March 2019 & by £1,200,000 by December 2022.
- Increase staff productivity.
- A sustainable future identified for the Town Halls

ANY QUESTIONS?