The Highland Council - Corporate Property Strategy

Our aim is to develop an effective, efficient and economic property portfolio which....

s managed strategically to support corporate aims and objectives

Supports Service Delivery

Provides Value for Money and secures efficiencies for the future Is procured and managed to minimise the impact on the environment

Supports regeneration of the **Highlands**

Supports communities & partners

To plan and manage property as a corporate resource for the benefit of

To provide the right property, fit for purpose, in the right place, to meet current service needs and support future service requirements

To manage property effectively and secure efficiencies by challenging occupation and utilisation

To ensure that property is as sustainable as possible in design, construction, operation and maintenance

To use land and buildings to stimulate development and economic & physical regeneration in the Highlands

To promote community focussed service delivery including working in partnership with others

the people of The Highlands

Clear corporate decision making and challenge on all property matters by the Asset Management Project Board and Members

Ensuring that property information is accurate, current and comprehensive

Managing property budgets corporately to prioritise key investment needs

Property is integrated with other resources; specifically financial planning for the future

Robust business planning, option appraisal and whole-life costing

Achieving an effective balance between corporate and service priorities

Managing the Tenanted Non-Residential Portfolio effectively balancing regeneration needs, job creation and income generation

Ensuring property is suitable and sufficient for service delivery based on user requirements and satisfaction

Ensuring property is flexible and is planned to respond to future need

Ensuring property is secure, safe to use and fulfilling statutory requirements

Ensuring property is accessible to all

Ensuring property is suitably maintained, balancing service objectives against budget constraints

Capturing and updating property performance data for statutory returns and performance benchmarking

Producing service asset management plans that consider medium and long term implications for the asset base

Prioritising the disposal of surplus property, maximising capital receipts and allied revenue savings

Challenging the use of assets, setting space standards, seeking efficiencies in occupancy and utilisation, and introducing new ways of working

Reducing running costs through challenging performance of property

Seeking opportunities to make savings through the early release of leased accommodation

Effectively targeting investment relating to property maintenance

Benchmarking against other similar asset organisations, used to drive performance improvement

Reducing energy and water consumption and CO2 emissions

Using renewable energy and recycled water where possible

Encouraging sustainable travel and access to properties

Minimising waste where ever possible

Ensuring sustainable design and construction of property

Using local goods and services where possible

Effectively managing and maintaining historic buildings

Using investment to create local employment and training opportunities Using key assets to stimulate and support regeneration

Combining property and innovative funding solutions to deliver transformational change in key areas

Integrating investment priorities through partnership delivery vehicles such as Local Housing Associations

Seeking funding opportunities to assist regeneration initiatives

Promoting a high quality physical environment and identity

Aligning our Property Strategy with those of our partners to improve collaborative working, encourage colocation and integrate front line

Working with the voluntary/community sector in the shared use and transfer of assets

Developing Council strategy to support the transfer of assets to communities and the 3rd sector

Working with other agencies on an area basis to promote co-location and joint service delivery

Encouraging the involvement of communities and other key stakeholders in making choices for service delivery within their area

Performanc Measures

Documents

Purpos

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Delivered

Through

Corporate Improvement Programme property rationalisation targets Property performance reports to Members

Asset Management Plan objectives Delivery of Capital projects Statutory Performance Indicators and property data benchmarking Investment performance of the Tenanted Non-Residential Portfolio

Property condition, suitability and sufficiency data Delivery of Capital projects Investment against property

maintenance requirements Accessibility data Level of customer and user satisfaction

Rationalisation of the Council's property asset base Capital receipts targets Office sufficiency (cost and area) Average office floor space per FTE Office co-location with other public

Property running costs Project delivery (time and cost) Reduction in CO2 emissions

agencies

Energy Consumption Water Consumption CO2 emissions Designs that reflect BREEAM standards Renewable energy and water use

reduction technology included in new projects Energy surveys

Highlands Identification of sites with redevelopment opportunities Reduction in unused/derelict plots of Identification and remediation of

Level of inward investment into the

contaminated sites Impact on employment and job creation

Property used as shared facility with other agencies Mapping of partner assets Properties transferred to the 3rd

Delivery of services by other agencies and the voluntary/community sector

sector

'Strengthening the Highlands' (The Highland Council's Corporate Plan) Corporate Property Strategy Asset Management "Target Operating Model" Corporate Asset Management Plan Capital Strategy

Service Asset Management Plans * Accessibility Management Plan Asbestos Management Plan Corporate Asbestos and Legionella policies Property and Maintenance

Management Policy *

Housing and Property Services: Service Asset Management Plan * Asset Management "Target Operating Model" Capital Investment - Life Cycle Costina

Carbon Management Plan Council's Environmental Strategy Climate Change Strategy & Action

Energy & Water Management Plan Sustainable Procurement Strategy

Economic Development Strategy Planning and Development Service: Service Asset Management Plan * Contaminated Land Register

'Strengthening the Highlands' (The Highland Council's Corporate Plan)

Single Outcome Agreement (SOA)

Community Asset Transfer Strategy *

Local Area Asset Management Plans *