Leading Examples of Real Property Value Creation outside of Canada

David Bentley
Head of Asset Management
CIPFA
Local Government in the UK?

- 353 councils in England
- Single & Two Tier
- 5 types: county councils, district councils, unitary authorities, metropolitan districts and London boroughs
- Largest – Birmingham (1m+)
- Smallest - West Somerset (35K)
- Scotland/Wales?
Where are we?

- Unprecedented cuts in the public sector
- Focus on front line services
- But, what is a building?
- Salami slicing of budgets
- Reacting or planning?
- Loss of key staff
- Power to the people?
- Transparency
- ESEWEB
- If it stops still sell it!
Area Based Asset Management
(The One Public Estate)
CIPFA The Chartered Institute of Public Finance & Accountancy

Mapping Assets

cipfa.org

Delivering excellence in partnership

Legend
- Worcester University Leasehold
- Worcestershire County Council Leasehold
- Office of Government Commerce Leasehold
- Worcestershire PCT Leasehold
- Mental Health Partnership NHS Trust Leasehold
- West Mercia Police Leasehold
- Worcestershire City Leasehold
- Reddich Leasehold
- Wyre Forest Leasehold
- Bromsgrove Leasehold
- Royal Mail Group Freehold
- Worcester University Freehold
- Worcestershire County Council Freehold
- Office of Government Commerce Freehold
- NHS Acute Hospitals Freehold
- Worcestershire PCT Freehold
- Mental Health Partnership NHS Trust Freehold
- West Mercia Police Freehold
- Worcestershire City Freehold
- Reddich Freehold
- Wyre Forest Freehold
- Bromsgrove Freehold
- Malvern Freehold
- Wychavon Freehold
- Hereford & Worcestershire Fire & Rescue Freehold

WORCESTERSHIRE SOURCE OF EXCELLENCE
One Public Estate

Find out more about CIPFA's One Public Estate, place-based management approach which aims to build relationships between public service providers in order to deliver more for less from public land and buildings. While the approach focuses on managing assets throughout a certain area, each project is focused on as if it were dealing with one-estate, giving it the necessary attention and funding.

Our free guide, One Public Estate, presents the main concepts of the approach. With this guide and CIPFA’s advice a whole-area place-based approach to managing public assets will deliver great savings in running costs, raise capital, cut carbon emissions, and provide better access to public services.

The ever-changing public sector leaves public leaders with hard choices to
take. CIPFA’s place-based asset management, however, will enable them to decide their financial management by pairing up with other councils to work as a collective area of assets while still maintaining a focus on each individual estate.

Contact Us

For more information, contact Service.Edwards@cipfa.org.uk

Testimonials

Improved asset management across the public sector can clearly deliver efficiencies, even more so when public sector organisations seek to coordinate their work together in local property solutions. But it's not just about efficiencies, a coordinated approach to asset management focused on local service delivery can produce significant benefits for communities.

CIPFA, Head Office
Localise - Understanding our Communities
What our customers look like – who lives in our area?

Residents of A3 are largely aged 25 - 44 with relatively few people aged over retirement age. Living in married couples households with young dependent children, and mostly detached and semi detached homes. Low LLTI and economic inactivity rates as professionals. Residents of A3 are the most likely to be self employed with high incidence of limited company ownership.

Residents of C2 vary in age but tend to be older (45+) with a noticeable number of pensioners and retirees. Living in terraced housing and some semi detached properties most rent their houses from the council. Those that own their own home have probably exercised the right to buy, activity and high long term mortgages.

Residents of B2 are typically young, healthy, multi ethnic singles who own their own terraced home or rent a flat from a private landlord. Largely aged 25+, there are few children or retired people. Residents of B2 are particularly well educated and are the group most likely to have a higher education qualification. Residents of B2 are particularly unlikely to be employed in skilled trade, process, plant and machine operation and elementary occupations. Instead, many are employed as higher professionals particularly in the real estate, renting and business activity, education and health and social work sectors.

Housing Type

- Terraced house
- Semi-detached house
- Detached house
- Flat in purpose built block
- Other flats / shared dwellings

Housing Tenure

- Own
- Rent from public sector
- Rent from private sector
- Rent free

*Includes converted houses, flats above commercial businesses and shared dwellings

Single person (non-pensioner)
- Married or cohabiting non-dependent children
- Pensioner(s)
- Lone parent dependent children
- Married or cohabiting no children
- Lone parent non-dependent children
- Married or cohabiting dependent children
- Student(s)
Developing a customer insight data hub

- **Asset Mapping** – public sector owned buildings and land across the city.
- **Demographic & Socio economic data** – publicly available from census and ONS.
- **Transactional Data** – Detailed data from CRM, service requests, info and failures.
- **Market Research** – conducted by the Council, behaviours & attitudes.
- **Health Stats & research into health behaviours**
- **Crime data** – ASB, burglary, car crime etc.

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Customer Insight Hub

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December 2010
Anti Social Behaviour Incidents - Humberside Police
City Centre Hotspots - December 2010
Assets/services targeted with greater local intelligence

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Red = Land and property that is owned and/or occupied by Hull City Council and likely to remain so for the foreseeable future, e.g. The Guildhall, The City Hall, Cemeteries

Amber = Land and property that is owned and/or occupied by the Hull City Council which is under review and may be surplus to service requirements within 1-5 years

Green = Land and property that is owned and/or occupied by Hull City Council and is surplus to requirements or will be surplus within the next 12 months
Community Rights

Localism Act

• Community Right to Bid

• Community Right to Challenge
Community Asset Transfer (CAT) and Community Service Delivery
Transparency
Corporate Landlord
David Bentley
Head of Asset Management

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