



Telford & Wrekin Council

Corporate Property Asset Management Plan

2018-2022

The Corporate Asset Management Plan is a strategic document which will help inform decisions relating to service delivery, and therefore ensure the most effective contribution is made to facilitate the delivery of improved public services and benefits to local communities.

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1.0 Statement of Context

The Council's "Local Development Framework" core strategy was adopted a number of years ago. Emerging planning policy, 'Shaping Places' is currently being developed to take us through to 2031 with employment and residential sites having been through a robust consultation process. Shaping Places is focussed on "completing the New Town" and anticipates the borough's population will grow by 30,000 up to 2031. As a "Business Supporting, Business Winning" council we also welcome sustainable growth and through our Invest in Telford offer are actively pursuing this. However we recognise that continued growth and development of the area requires that services and facilities are constantly monitored and reviewed, resulting in challenges and opportunities for property holdings and Asset Management.

We are well placed to meet this challenge and critically in 2012/13 the Council was re-structured to integrate the traditional Planning and Economic Development roles alongside other property functions under a new service area of Development, Business and Housing. In 2013, the Skills function of the Council was also incorporated into the service area to create Development, Business & Employment, in recognition of the importance that skills play in the growth agenda and the direct link between development and employment. This now provides a single point of contact for business, investors and developers and provides a seamless service from initial enquiry through identifying land/premises, supporting with the planning process to enabling the finished development. Our ability to support and deliver growth is critical in terms of securing a more prosperous future for the borough with growth helping to reduce unemployment and raise wage levels. Growth is also a key element of the Council's budget strategy going forward as we seek to take advantage of the government's initiatives to give local authorities greater control of their areas through the New Homes Bonus and retention of business rates. As a New Town, with approximately 100 hectares zoned for commercial development, plus zoned residential development land as yet undeveloped, Telford is well placed and these changes will facilitate growth as part of the budget strategy.

The Asset Management Plan sets out our proposals to effectively manage our assets in this context and focuses specifically on the following areas;

- Property and associated land used for operational purposes
- Property Investment Portfolio (property held for investment purposes)
- Land (held for future disposal or future operational use)

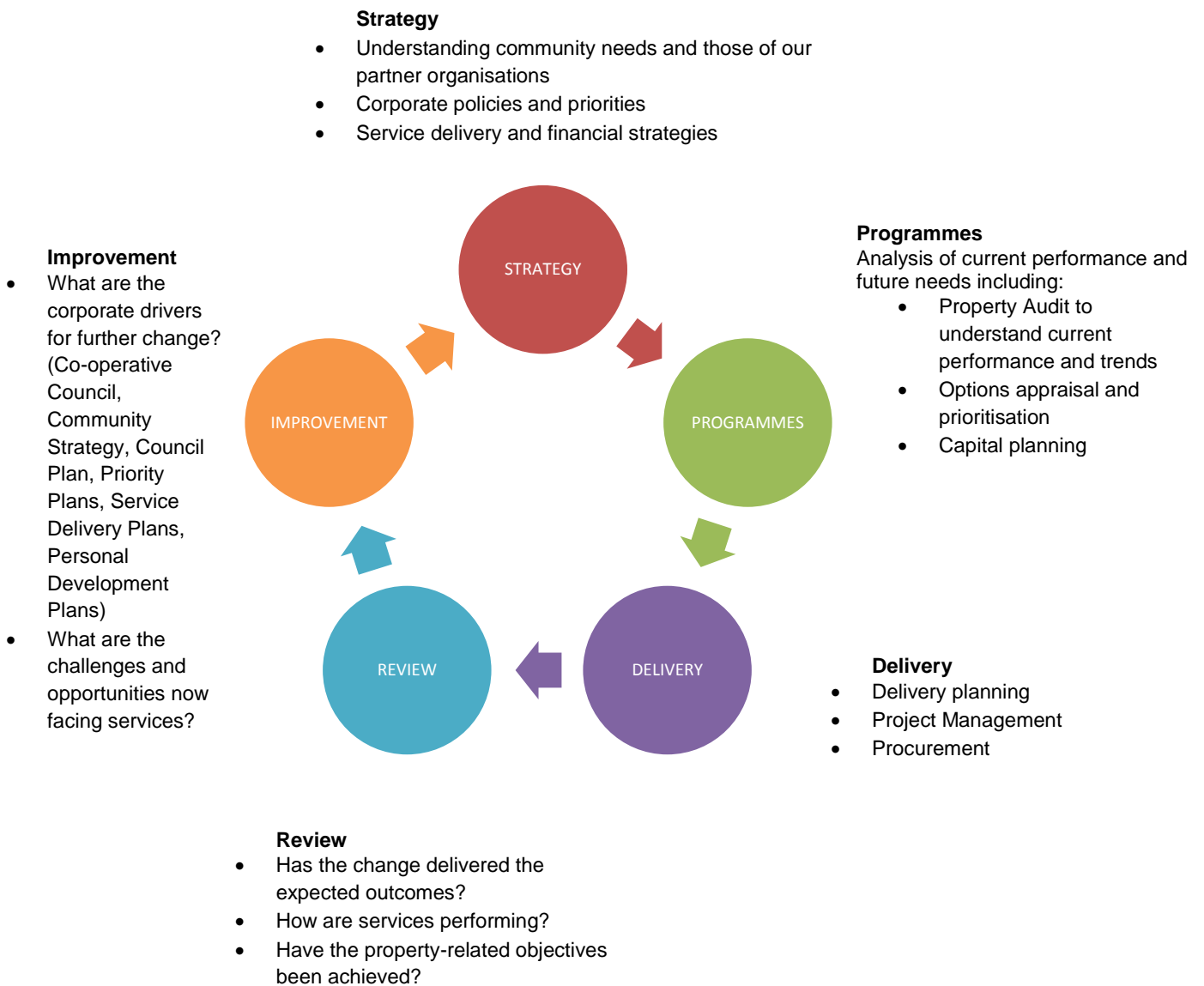
The Land Strategy, Operational Property Strategy and PIP Strategy all interlink to form a comprehensive approach to Asset Management covering Council property assets within Telford.

Asset Management Plan – Aims and Objectives:

- Ensure assets are fit for purpose
- Maximise the use of assets
- Ensure assets are located in appropriate locations for service delivery
- Deliver an integrated approach to Asset Management across the Authority
- Reinforce a corporate approach for holding property and outline objectives
- Ensure Asset Management decisions are co-ordinated and consistent with council priorities
- Manage a simple and robust performance measurement system
- Provide comprehensive and accurate data to assess property performance and to support and facilitate the changing patterns of service delivery
- Use land and buildings to facilitate the “growth” agenda and be the enabler of regeneration
- Optimise and prioritise the level of property investment, to meet the Council’s current and future service needs
- Promote the innovative use of property together with partners and stakeholders

2.0 Links to Key Plans and Objectives

The Co-operative Council approach details the Strategic Asset Management decision-making links within and across Services:



3.0 Data Management

The ability to make informed property decisions is dependent upon collecting, analysing and updating accurate data.

Core Data

All Council property data is recorded on a Property Management System, which is designed to accommodate all forms of property data in a central location. The Property Management software brings all the main functions such as Asset Management, Capital Projects, Service Asset Register and Helpdesk functions together into one integrated solution. This provides greater exchange of information and a streamlined property database linked directly to a customer facing property helpdesk. The software is internet browser based, and provides a direct link to customers and stakeholders, enabling them to access data and information in an easy to use environment.

- The Asset Register:

The Council maintains a central Asset Register to record valuations and information for all land and buildings, in accordance with Chartered Institute of Public Finance and Accountancy (CIPFA) and Audit requirements. A five-year rolling programme of asset and insurance valuations is in place for Operational Property, ensuring that 20% of assets are re-valued each year after the validity of the basic data/information has been verified. The Property Investment Portfolio is re-valued annually.

- Condition Data

Condition Surveys of all Schools and Operational Buildings have been completed and are re-assessed as part of an ongoing re-survey process, as part of a 5 year rolling programme. Property data is captured across all service areas and work is prioritised according to the data, allowing a transparent planned programme of work to be implemented. Similarly, this enables informed decisions on investment disposals.

- Asbestos

Comprehensive asbestos information is held incorporating 'Type 2 Enhanced Surveys' as part of the Property database, ensuring that quality, up to date information is retained. In accordance with the Council's Asbestos Management Plan, annual risk assessments are conducted on all previously surveyed properties, to ensure that the Council targets available resources at priority items and manages the risks on site.

- Measured Surveys

Accurate, comprehensive, measured building surveys are available for all properties and are used in various interchangeable formats. All new properties since 2016 which have been designed by the in-house team have been modelled in 3D using the latest 3D design packages, the formats of which allow them to be interchangeable when needed. This will assist in the future integration of Building Information Modelling advances within the construction industry into everyday Facilities Management processes.

4.0 Programme Development and Implementation

The Decision Making Process

The information contained in the Asset Management System facilitates informed, property related decisions. This corporate planning process identifies requirements for the Property Portfolio. The Council utilises data detailing condition, suitability, sufficiency and asbestos, in the following areas (list not exhaustive):

- Review of office accommodation
- Repair and Maintenance Programmes
- Capital Programmes
- Property Rationalisation
- Borough Towns and Local Centre Regeneration
- Housing Investment
- Commercial Development

Maintenance Programme

The planned Maintenance Programme for 2018/19 has been submitted to Cabinet for approval in February 2018. This details the priorities set in accordance with the framework described in the Asset Management Plan.

Formulating the Property Related Capital Programme and Key Issues

In order to develop the capital programme an appraisal is undertaken which considers; reduced operating costs, regeneration factors, service benefits, geographic and deprivation indices, alternate premises, sharing premises and partnership with the private sector or other public sector partners. Whole life cycle costing provides a far more accurate assessment of the long-term cost effectiveness of a project, than standard economic methods that focus solely on capital costs or operating-related costs in the very short term. Research has identified the relationship between capital cost, cost in use and the cost to the business of assets as a ratio of 1:5:200. This demonstrates that the cost of operating and maintaining a building over its life will be five times the original capital cost. Moreover, the cost of staff productivity and occupation is two hundred times the capital cost.

Telford & Wrekin Council actively considers sustainability as part of asset provision, use and management and a Sustainable Procurement Strategy is embedded into our commissioning approach. We are innovative in ensuring sustainability is part of all new-build and refurbishment schemes.

Key issues addressed in finalising the 2018/19 Capital Investment Programme include:

- The delivery of capital projects to underpin and support improved service delivery
- Property rationalisation - planned investment in retained buildings to reduce maintenance back log
- Regeneration – support and project management to all regeneration projects
- Repair and maintenance programmes for the PIP will maintain income levels
- Climate Change/Energy Efficiency/CRC

5.0 Operational Assets

Property Rationalisation/ New Ways Working

Changing Work Patterns and Culture

Following the Autumn Statement and the spending review a raft of service re structures have been undertaken which completed in January 2017. We have worked with Assistant Directors and Service Delivery Managers to ensure the new services and teams are co located to deliver maximum synergies and also reduce the space occupied to deliver further savings. A report was approved which set out a series of moves between January and March which ultimately led to the vacation of Euston Way and Bishton Court achieving a saving of around £300,000 per annum.

In order to deliver further savings further rationalisation programmes are being looked at including re locating the storage facility outside of the Borough in a managed storage centre.

In the Social Care and Health sectors we are investigating re locating office staff into community centres and doctors surgeries so that they will be more accessible to communities. This should free up buildings for further savings.

With regard to Council storage locations, a programme of rationalisation continues where a number of sites have been disposed of, allowing us to deliver savings. Work to further reduce the costs arising from storage is ongoing.

6.0 Regeneration Opportunities across the Borough

Telford Town Centre

Southwater Development – Phase One



The continuing Regeneration of Telford Town Centre is a key priority for Telford & Wrekin Council, partners and the region. The regeneration has underpinned and supported growth, stimulated and attracted investment in the Borough and created a Town Centre responding to the needs of the community. Over the last few years, regeneration has focussed on the Southwater area with the council and private sector partners investing circa £250m to deliver a comprehensive mixed use development. Phase one of the development included an 11 screen IMAX Cineworld Cinema, Premier Inn hotel, 11 restaurants including tenants such as Nandos, Bella Italia, Zizzi and Chimichanga to name a few, a new multi-storey car park and a new Council building, Southwater One, to house the new Library and existing Council First Point bringing services to the heart of the town centre. The development included high quality landscaping and public spaces including a new Southwater Lake.

Also included within the development is a new Energy Centre (housed in the extension to the rear of the Ice Rink). The Energy Centre provides heat and hot water to Southwater One and the Ice Rink. It also has the capacity to connect to future development such as the apartments and hotel proposed on the remaining development land in Southwater. The development now effectively links the shopping centre with The International Centre and Telford Town Park. The Council has worked closely with our public and private sector partners Citygrove, Southwater Event Group, and the Homes and Communities Agency to deliver this development.

On the back of the success of the first phase in partnership with Meeting Point House the Council started a joint development to enclose Meeting Point House both extending its size and offer but including 3 bars and restaurants on the pedestrian frontage in a £1.3 million scheme. Phase two of Southwater sees the development of a hotel with construction underway and planned to finish in May 2018 (see below).

Encouraged by the success of the first phases the Shopping Centre owners re developed the former retail warehouse site with a new food court including TGI Friday and Prezzo which opened in Summer 2017. They are now embarking on a further redevelopment of the retail areas named the Northern Quarter which will include Aldi on the former Carrefour retail unit.

Southwater Hotel Development and Public Realm

The development of a new hotel in the heart of Southwater started on site in summer 2017, and will consist of 2 phases; the hotel and ground floor retail unit, and an enhanced public realm for the centre of Southwater. The public realm works will be completed spring 2018, and the opening of the hotel will follow in the summer. The new hotel is a 5 storey, 68 bedroom facility, with the ground floor also offering a new retail unit suitable for a bar or restaurant. The freehold of the property will be owned by the Council, and the hotel will be operated by Travelodge UK.



Hortonwood West Unit 9

The construction of this new industrial unit commenced on site in January 2017 and provided a Warehouse development, owned by the Council and leased to Rosewood Pet Products. The majority accommodation consists of warehouse facilities, separate office and ancillary accommodation and has an internal area of approximately 67,400 square feet.



Telford Bus Station

The relocation of Telford Bus Station, a Highways led project, completed in November 2017. This project saw the new facility open to the public to provide a much improved transport hub for the Borough. The new facility maintenance continues to be provided by the Council.



School and Nursery Extension Projects

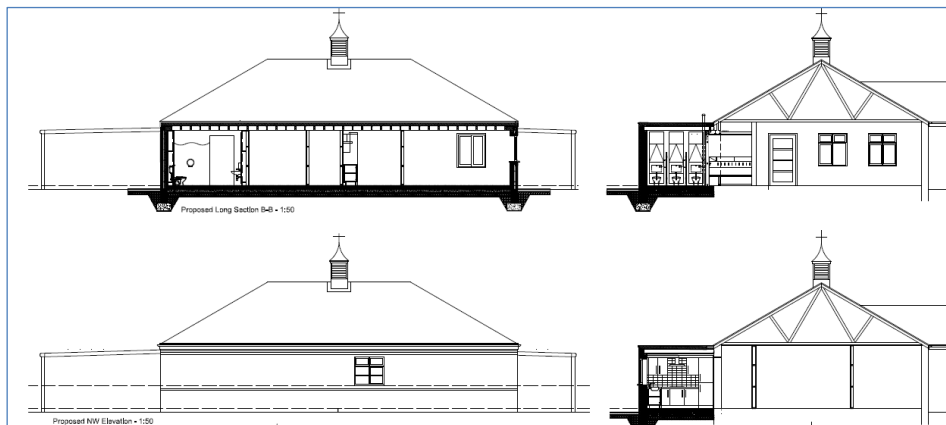
Millbrook Primary Early Years Extension

This project was the result of a successful December 2016 bid to the Department for Education (DfE) Early Years Capital Fund to expand the accommodation at the school to allow for additional nursery provision up to 30 hours per week. The new extension opened in September 2017 and provided additional nursery provision for the local community, including a relocated entrance, and enhancement of existing nursery space, including external soft play areas and equipment.



Short Wood Primary Early Years Extension

This project was the result of a successful March 2017 bid to the Department for Education (DfE) Early Years Capital Fund phase 2 to expand the accommodation at the school to allow for additional nursery provision up to 30 hours per week. The new facility opened in December 2017. The project involved the refurbishment of the former Wrekin Hub adjacent the school, to provide additional nursery provision, plus provided external play area with an associated canopy.



Trench Tots Early Years Expansion

This project was the result of a successful December 2016 bid to the Department for Education (DfE) Early Years Capital Fund to expand the accommodation at the school to allow for additional nursery provision up to 30 hours per week. The new extension opened in October 2017 and provided additional nursery provision for the local community, through provision of a new purpose built demountable building, including external soft play areas and car parking.



Other School Projects

In addition to the above projects, a number of major projects to improve school buildings have been completed over the last year. These include:

Burton Borough – works to improve the condition of the music block, and to upgrade the fire alarm.

Hadley Learning Community – Internal Alterations to allow expansion of the primary phase, and provision of new dining facilities.

Holmer Lake Primary – cladding and window replacement project.

John Fletcher of Madeley – Continuation of the project to replace curtain walling and re-roof large areas of the main school building.

Moorfield Primary – Replacement of windows and curtain walling.

Sir Alexander Fleming Primary – Replacement of the boiler.

St George's Primary – Refurbishment of the kitchen.

Windmill Primary – Boiler House refurbishment and boiler replacement.

Leisure Facilities

The Councils leisure portfolio delivers significant income to the Council besides providing obvious health benefits to customers and residents. The maintenance and improvement of these properties is a major element of the work of the bit Team.

Wellington Leisure Centre Relocation and Spa Refurbishment

2017 saw the expansion of the Wellington Leisure Centre facilities following the relocation of the Wellington Town Council into remodelled accommodation adjacent to Wellington Library. The expansion has allowed for the modernisation of the space for better utilisation and improvement of the gym facilities available to the public. A second phase has seen the refurbishment of the Spa facilities in the leisure centre which opened in January 2018.





Income Generation Opportunities

As well as using our land and property assets to deliver regeneration we are also looking at using them to facilitate income generating opportunities. Examples include the Solar Farm opened in 2014 and Housing Investment Programme.

We are now exploring other opportunities such as a fixed wire to Hortonwood West from the Solar Farm. This will supply electricity to occupiers at more than we currently sell into The Grid but at less than they could buy from The Grid therefore benefitting both parties.

At Southwater we are also looking to maximise revenue from the Energy Centre by connecting to the new developments underway there to supply heating.

Other feasibility schemes are being looked at in conjunction with National Grid and Western Power around STOR to store power in batteries for peak demand or alternatively guarantee power from sources such as the Energy Centre.

Housing Investment Programme

Telford & Wrekin Council is delivering an ambitious growth agenda which has seen major investment in Telford in support of the Council's vision. The number of households in the market rented sector increased by 63% nationally and by 68% in the West Midlands between 2001 and 2011. In Telford & Wrekin the market has effectively doubled from 5,839 to 10,793 households.

The Council established a Wholly Owned Company ("WOC"), Nuplace Ltd (limited by shares) to develop new homes to meet the Council's regeneration and growth objectives. The plans have seen the delivery of 132 units across 2 sites (Randlay and Woodlands) within Phase 1 of the programme. Both of these sites are complete and are now fully operational.

Phase 2 of the programme will see a further 158 units across 4 sites within the borough all to be delivered by summer 2018. The sites include Matlock Avenue, Madeley Court, Hadley Local Centre and Newport. Circa 80% of the units in Phase 2 are reserved.

Further feasibility studies are also being undertaken on potential sites for Phase 3 of the programme. These sites include land at Snedshill and the former Blessed Robert Johnson school site. Land at Snedshill is being delivered in 2 Phases. Nuplace have just secured planning permission on Phase 1 which will see the delivery of a further 39 units. More work on the feasibility of Phase 2, Snedshill is currently underway. Construction is due to start in spring 2018 with the first releases due to Nuplace in winter 2018.

Matlock



Madeley



Hadley



Newport



Property Investment Portfolio (PIP)

The Authority holds a number of individual sites for Investment, Regeneration and Economic Development purposes. Details of all assets and their values based on CIPFA valuation principles are contained in the Authority's Asset Register (see Section 10). The PIP has an annual gross revenue target of £6.25 million for 2017/18.

The Regeneration & Investments Team continued to achieve in 2017. Revenue income to the Council has been increased with anticipated gross revenue for 2017/18 due to outturn £7.3 million despite the continuing challenging market conditions within the office sector where tenant demand remains low giving rise to costs associated with holding empty property including Business Rates.

Regeneration & Investments continued throughout 2017 to implement its Property Disposal and Investment Programme. The programme is funded through both the proceeds from sales of poor performing assets and capital made available through prudential borrowing (£50 million Growth Fund). Examples of the investments made during 2017 include:

The construction of two new Industrial units at Hortonwood West (60,000sqft and 30,000sqft) to support the relocation of an existing Telford Business and the relocation of a business into the Borough from the wider west midlands.



Units at Hortonwood West – Completed in 2017

Acquisition of three existing property investments at Hortonwood, Halesfield and Donnington Wood which combined generate some £1.292 million gross revenue per annum



Wrap Film Systems Limited Hortonwood 45, Telford, Shropshire TF1 7FA

Unit acquired at Hortonwood

As detailed in section 6 the development of a new build Hotel and restaurant in Southwater which is due to be completed in summer 2018

A development of new retail units in Madeley Telford comprising of four retail units including occupiers of Sub-way and Vets for Pets.

In addition further investments into a multi-let industrial units at Hortonwood West and two new industrial units at T54 in Telford are planned for 2018.

Key Achievements of the Investment Portfolio in 2017

- Continued assistance to customers via stepped rents, payment arrangements, and re-gearing of leases. This helped ensure achievement of the income target, and safeguarded jobs within the Borough
- Continued use of High Court enforcement, which has resulted in the recovery of difficult long standing debts.
- Achieved a low void rate of 2.00% of the units, and improved the process to reduce the liability for Empty Property Rates
- Continued to utilise online marketing tools including Zoopla for online enquiries.

- Effectively managed the repair and maintenance budgets ensuring expenditure is below approved levels
- Acquired three existing commercial property investments which generate a further income to the authority.

Completed the construction of the first two Industrial units at Hortonwood West, which generate a further income

- Increased gross revenue income by over £1million

Plans and Developments 2018

- Achieve the Investment Portfolio income target whilst continuing to be proactive in assisting local businesses
- Bring forward new developments utilising the growth fund including the planned developments at Hortonwood West and T54, whilst completing the developments at, Southwater and Madeley.
- Continue to reduce the number of tenants who occupy by way of a licence by negotiating the grant of new leases, securing income for longer periods of time and increasing the investment value of assets held
- Continue the use of conditional break options linked to repayment of rent free incentives, surrender premiums, rent deposits and guarantees in return for lease flexibility
- Continue to reduce levels of current and former tenant debt and investigate alternative means of debt recovery
- Set and effectively manage repair and maintenance budgets for each individual asset, ensuring expenditure continues to be below approved levels
- Set and effectively manage service charge budgets for individual assets, ensuring expenditure is below approved levels
- Continue to refresh the Estates & Investments website, explore new means of marketing to attract new business and maximise revenue
- Continue to implement the Property Disposal Programme, reinvesting in assets capable of delivering revenue and capital growth, have reduced liabilities, ensuring the long term sustainability of the PIP
- Continue to explore potential development and investment opportunities presented via The Land Deal held with The Homes & Communities Agency
- Increase occupancy levels at The Business Development Centre to 90%
- Development of new properties capable of achieving the highest possible energy rating and conforming to national policies regarding sustainability and energy performance

- Work with the Inward Investment & Business Support Teams to target specific sectors to help reduce voids in offices

Continue to work with Business Support Officers on the provision of after care and business advice given to customers of the Council, further improving rates of retention.

Land Strategy

TWC Land Assets

The Land Assets held by the Authority within the Asset Register are defined as playing fields, public open space, amenity land, woodland, paddocks etc and amount to some 300 hectares (Ha). Specifically, the area excludes the site area of built Operational and Non-Operational Assets (which extends to some 700Ha). The aim of the Land Strategy, undertaken in 2010, was to undertake a detailed appraisal of each individual land asset by collating information from a number of sources into a single database.

The information obtained for each site includes:-

Site Description
 Site Area
 Existing Use
 Suitability for disposal
 Potential for alternative use
 Legal issues
 Planning issues
 Engineering information
 Regeneration considerations

For specific issues such as Planning, regard was made to the adopted Local Development Framework and the sites current land allocation, together with a view on future development potential. The information collated has been used to categorise each Land Asset. A traffic light system of categorising has been adopted as follows:

Red	Land suitable for disposal
Amber	Land that may be suitable for disposal will require further investigations before a recommendation is made e.g. Engineering study, Planning Application etc.
Green	Land to be retained

Approval has been granted for the disposal of all assets identified as “red” and to date fourteen have been sold. To date a capital receipt of £125,000 has been generated for the Authority.

The Land Strategy identified a number of “Amber Sites” that could be suitable for disposal but where further studies/investigations are required before the assets can be sold e.g. engineering studies, ecological surveys, planning applications etc. A programme has been established to investigate these Amber Sites. These sites are being reviewed on a rolling programme with currently an additional nine sites being identified for disposal.



Assets categorised as Green (land to be retained) are continually reviewed to ensure that where criteria/circumstances have changed the site's development /disposal can come forward.

The Land Strategy, Operational Property Strategy and PIP Strategy all connect and form the approach to Asset Management within Telford.

Management of Homes and Communities Agency (HCA) Assets

A Land Deal was signed in March 2016 which formalised a legal agreement between the parties that puts TWC in charge of a range of activities that support the delivery of HCA sites within the Borough including marketing, disposals planning applications and infrastructure investment. The management of HCA Assets is a significant opportunity to shape how the Borough is developed in line with the localism agenda and to support the new role HCA have as a facilitator and enabler of development. It has provided the opportunity for the Council to take a proactive approach in promoting the opportunities in Telford and to support the Council's wider agenda of growth within the Borough.

Two years into the Deal the Telford Land Deal has attracted £236 million of investment to the area and prompted the sale of £23 million worth of land - in deals set to create 988 new jobs as well as stimulating the construction of over 86,000 square metres of commercial floor space. The Land Deal has proved instrumental in helping the region to secure record levels of Foreign Direct Investment, most notably a multimillion pound injection from Magna International, a supplier of aluminium castings to nearby Jaguar Land Rover. The firm's state-of-the-art, 250,000 square meter plant is due to open in spring 2018, creating 300 jobs and is thought to be one of the biggest, new overseas investments in the UK in the last ten years.

8.0 Asset Details & Performance

The Statement of Assets is found in Appendix 1.

Three key measures against condition and space utilisation are contained in Appendix 2.

With reducing budgets, maintenance/refurbishment has been kept to a minimum across both Operational Property and Schools. However, the BSF programme has reduced the school maintenance back log as new and refurbished schools have been delivered as new Academies. On the Operational side, Property Rationalisation has also reduced the backlog of outstanding maintenance as services and staff are concentrated in modern buildings and old out, dated buildings, are disposed of.

As set out in Chapter 5, energy use is increasingly important from both an environmental and financial viewpoint. Whilst we have pursued a programme of eco-friendly initiatives such as bio mass boilers, increased insulation etc. this has been offset by increasing use of technology powered by electricity in buildings. It is expected that further significant reductions in usage can come from both the BSF and Property Rationalisation Programme which will both utilise modern technologies including photovoltaic technology and ground source heat pumps etc.

Similarly, space utilisation should further improve from current standards as Property Rationalisation continues (Chapter 5).

Appendix 1 - Fixed Assets Utilised by the Council

1. Operational Property Assets

1.1 Operational Property

Category	Quantity	Total Values
Academies	11	£11
Bus Stations	3	£572,000
Cemeteries	3	£3
Changing Rooms & Pavilions	11	£1,189,000
Children Centres	2	£1,692,000
Community Centres & Nurseries	3	£2,010,000
Day Centres	2	£1,603,000
Golf Course	1	£2,010,000
Hostels/Homeless Accommodation/Residential Homes/Refugee Accommodation	59	£5,955,000
Ice Rink	1	£3,230,000
Industrial Estates and Units – Operational (non PIP)	1	£281,000
Leisure Centres	7	£19,033,000
Libraries	8	£8,445,000
Operational Offices	5	£11,007,000
Outdoor Activity Centre	1	£724,000
Primary Schools (Maintained/Foundation/VC/VA)	49	£109,419,000
Public Conveniences	3	£144,000
Pupil Referral Units	2	£993,000
Registrars	1	£912,000
Secondary Schools (Maintained/Foundation/VA)	4	£41,585,000
Ski Centre	1	£478,000
Special Schools	3	£7,911,000
Theatres	1	£2,003,000
Travellers' Sites	3	£1,071,000
Visitor Information Centre	1	£810,000
Youth Projects	1	£98,000
TOTAL	186	£ 221,865,014

1.2 Operational Property Leased in from Property Investment Portfolio

Category	Quantity	Total Values
Industrial Estates and Units (PIP)	4	£576,000
Offices	1	£1
Training / Day Centre	1	£209,000
TOTAL	6	£785,001

1.3 Operational Property Leased in from Private Sector

Category	Quantity	Total Values
HLC Learning Community (PFI)	1	
Offices	2	
TOTAL	3	

2. Other Property Assets

2.1 Property Investment Portfolio (PIP)

Category	Quantity	Total Values
Depot	1	£1,226,000
Industrial	42	£49,367,000
Offices	28	£17,198,000
Retail	30	£14,989,000
Smallholdings	1	£165,000
TOTAL	102	£82,945,000

2.2 Other Miscellaneous Sites and Property

Category	Quantity	Total Values
Allotments	10	
Amenity Sites	2	
Assets held for sale	44	
Assets Under Construction	2	
Car Parks	31	
Community Centres - leased out	9	
Leased out property – non PiP	1	
Miscellaneous Sites	157	
Open Space and Recreational Areas	183	

APPENDIX 2

Indicator 1Bi : Required maintenance by cost expressed as a total cost in Priority levels 1–3

Telford & Wrekin Property Performance Indicators for 2017.

Priority 1–3 covers a 5 year maintenance period. The total cost of priority level 1 – 3 works for all Operational Property (including schools) is £24,419,979.

T&WC figure is split as follows:

School Property	£18,719,548
Operational Property	£5,700,431

Previous year comparisons

		2012	2013	2014	2015	2016	2017
Schools	P1-P3	£30,652,623	£24,617,893	£21,529,991	£18,939,529	£17,144,675	£18,719,548
Operational	P1-P3	£8,770,020	£8,369,886	£7,480,279	£6,806,221	£5,852,620	£5,700,431

The condition liability for operational buildings has reduced due to the ongoing reduction in the number of properties directly operated by the Council, i.e. community centres, along with the overall reduction in office accommodation by 34% in recent years. The figures here include estimates for new buildings which have been acquired and do not currently have condition surveys – these will be undertaken during the normal condition update rolling programme.

School Condition Surveys do not include all the recent investment of circa £1.7m in 2017/18 until the 2018 surveys have been completed. Surveys will continue to be rolled out over the following year and will reflect this investment in future updates.