

Update on the Corporate Property Strategy

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Corporate Property Strategy

Overview and Highlights to date

- Corporate Property Strategy approved by Cabinet November 2018
- Four Key themes : Investment Property, Community Portfolio, Operational Property, Development and Growth
- Investment Property Strategy approved by Cabinet July 2019
- First investment acquisition completed November 2020
- Appointment of external investment adviser

The Framework

Investment

To drive an increase in revenue
and capital value

£

Growth and Development

To enable strategic development and economic growth



Operational

To provide economical accommodation for delivery of
services



Community

To enable 3rd party service delivery and
neighbourhood development



Corporate Property Strategy

Big Moves - Objectives

- Drive greater returns – develop an investment property portfolio run on a commercial basis
- Catalysts for growth – utilise land and buildings to unlock development and regeneration
- Drive Housing delivery – release assets in key locations to support the delivery of new homes
- Support communities – through support of third sector organisations
- Be operationally efficient

Investment Property Strategy

- Undertaking a strategic review of existing portfolio
- Approximately £10 million of assets sold from the portfolio in 2019/2020
- First strategic acquisition completed at Garretts Green which has added £300k pa to the portfolio
- Investment adviser procured – assets to be categorised into strategic and tactical opportunities
- Opportunity to target long leases interests

Community Portfolio

- 200 community assets identified from the Investment portfolio
- These have been moved into a Community portfolio to ensure outcomes can be aligned to the Councils priorities
- Medium to long term lease arrangements will move to CAT
- Work commenced to look at developing a CAT light approach

Operational Portfolio

- Opportunity to move the portfolio into the Corporate Landlord model
- Baseline data on condition of the estate being compiled
- Working to ensure better use of the portfolio in line with the Council's new modern relationship with citizens
- Focus on service delivery
- Providing fit for purpose estate

Growth and Development

- Utilising property to support the growth agenda
- Working with Housing development to identify land for BMHT use
- Engaging with WMPCC to look at joint working on surplus assets
- Bringing sites forward where City is the major landowner –
Ladywood – potential for 5,000 plus new homes

Voluntary Land Registration

- Feb 2017 DCLG issued a white paper “Fixing our broken housing market”
- HM Land Registry drive to register publicly owned land in areas with highest housing need to boost residential development
- BCC own 82,000 assets with only 22% of holdings registered
- Property and Legal have agreed with LR the completion of all unregistered BCC assets at no additional cost to BCC
- Supports developer confidence and protects BCC land

QUESTIONS