

Business Planning / MTFS Options 2021/22 – 2025/26

EC101

Please fill this pro forma out fully. It is important that options brought forward from Stage 1 are worked up into fuller, more robust proposals that are fit for progression to the formal decision-making process.

Title of Option:	Property Review and Rationalisation - Recharging Property work		
Priority:	Economy	Responsible Officer:	David Joyce
Affected Service(s) and AD:	Corporate	Contact / Lead:	Christine Addison

Description of Option:

- What is the proposal in essence? What is its scope? What will change?
 - What will be the impact on the Council's objectives and outcomes (please refer to relevant Borough Plan 2019-23 objectives and outcomes, and Borough Plan Evidence Packs)
 - How will the proposal deliver the benefits outlined?
- [Proposals will be mapped to the any new Borough Plan Priorities/Objectives/Outcomes as they emerge – please take account of any likely changes when framing proposals]

Property is one of the Council's major resources - a major cost to the Council, a major source of income and a major component in strategies for service delivery and economic growth. Property changes including changes in use, increasing in costs, investments or release of property are often the consequence of service or policy based changes. A number of these have been successful invest to save propositions, and others are based service improvement ambitions as the main driver with property costs or opportunity costs being ancillary.

In current circumstances, it is necessary to focus more sharply on the potential for the Council's property assets to either increase revenue or produce revenue savings or to rationalise assets to produce capital receipts and reduce operating costs. To achieve this will require corporate oversight of property related decision to be stronger than it is now.

Savings from property and property rationalisation can rarely be produced quickly, and workshops are taking place over the next few months to streamline and rationalise the property portfolio across the council. However in the meantime some early savings have potentially been identified by charging costs to the HRA for work undertaken by the Property Team in relation to delivering the Council Housing Delivery Programme. This is will not cover all the costs of the development team /AMP work associated with property work but this will be looked at further as part of the property rationalisation work.

Financial Benefits Summary

Please provide indicative financial benefits information, including any initial investment costs below. Where figures are speculative and require further detailed work to refine these, please indicate this in the text box below.

Revenue Impacts <i>All figures shown on an incremental basis</i>	2021/22 £000s	2022/23 £000s	2023/24 £000s	2024/25 £000s	2025/26 £000s	Total £000s
New net additional savings	- 300	-	-	-	-	300

Initial One-Off Investment Costs	2021/22 £000s	2022/23 £000s	2023/24 £000s	2024/25 £000s	2025/26 £000s	Total £000s
Total	-	-	-	-	-	-

Financial Implications Outline

- How have the savings above been determined? Please provide a brief breakdown of the factors considered.
- Is any additional investment required in order to deliver the proposal?
- If relevant, how will additional income be generated and how has the amounts been determined?
- Please describe the nature of one off implementation costs (if applicable)

Has been confirmed that the HRA will be recharged for these costs.

Delivery Confidence – Stage 1

At this stage, how confident are you that this option could be delivered and benefits realised as set out? (1 = not at all confident; 5 = very confident)	4
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Indicative timescale for implementation

Est. start date for consultation DD/MM/YY	N/A	Est. completion date for implementation DD/MM/YY	01/04/2021
Is there an opportunity for implementation before April 2021? Y/N ; any constraints?	N		

Implementation Details

- How will the proposal be implemented? Are any additional resources required?
- Please provide a brief timeline of the implementation phase.
- How will a successful implementation be measured? Which performance indicators are most relevant?

The costs will be recharged as part of finance processes.

Impact / non-financial benefits and disbenefits

What is the likely impact on customers and how will negative impacts be mitigated or managed?

List both positive and negative impacts. Where possible link these to outcomes (please refer to relevant Borough Plan 2019-23 objectives and outcomes)

Positive Impacts

NO impact as there will be no change to services. This is a recharge of budgets

Negative Impacts

NO impact as there will be no change to services. This is a recharge of budgets

What is the impact on businesses, members, staff, partners and other stakeholders and how will this be mitigated or managed? How has this been discussed / agreed with other parties affected?
List both positive and negative impacts.

Positive Impacts

NO impact as there will be no change to services. This is a recharge of budgets

Negative Impacts

NO impact as there will be no change to services. This is a recharge of budgets

How does this option ensure the Council is able to meet **statutory requirements**?

N/A

Risks and Mitigation

What are the main risks associated with this option and how could they be mitigated?(Add rows if required)

Risk	Impact (H/M/L)	Probability (H/M/L)	Mitigation
None			

Has the EqlA Screening Tool been completed for this proposal? The Screening Tool should be completed for all Options at Stage 1. EqlA Screening Tool	Yes
Is a full EqlA required? Full EqlAs to be undertaken at Stage 2	No

Reviewed by		
Director / AD		[Comments]
[name]	Signature:	
	Date:	
Finance Business Partner		[Comments]
[name]	Signature:	
	Date:	