

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting17th December 2009

1. Title of Item/Report

Efficiency, Improvement & Transformation (EIT) Review of Property and Facilities Management

2. Record of the Decision

Consideration was given to a report that presented Cabinet with the findings of the EIT review of Property and Facilities Management. This review was supported by Gateway Reviews undertaken by the Arts, Leisure and Culture Select Committee.

The review examined the current methods and processes adopted in the delivery of facilities management and considered how services could be improved whilst realising efficiency savings. The following baseline position was identified:-

- The approach to management of buildings across the Council was fragmented, with responsibility for buildings being that of service managers.
- Maintenance and resource planning was undertaken within service areas and not necessarily prioritised on corporate need or requirement.
- There was no corporate approach to the organisation and management of buildings and procurement of services e.g. building cleaning, security, etc.
- Overall the Council spent approximately £10 million on Council buildings (excluding schools) and there were opportunities for savings.

Recognition was made of the Council's Building Schools for the Future Programme (BSF) which had a model for facilities management included in it. This would be delivered by the appointed Local Education Partner (LEP) as part of the BSF process.

Cognisance had been made of the methods used by other authorities (some of which had won national awards) in managing their assets. This

identified two common themes:

- Firstly, there was a degree of high level strategic management that looked at overall service delivery and matching that against assets that were available, including consolidating services where possible into one building. This led to a strategic view of which buildings were to be kept in the council's ownership and which were available to be disposed of.
- Secondly, the function of facility management had been consolidated into one service area.

The recommendation of the EIT review was that we consolidate the management arrangements and responsibilities of all buildings (excluding schools). The delivery arm, incorporating a range of services involved in facilities management, would be consolidated into one service area and this would incorporate facilities management, building services, architects, land and property. It was also considered that the strategic elements of the asset management function covering asset utilisation strategy, retention, disposal, investment, planning, should be within a separate area given the links to the Council's Medium Term Financial Strategy and Regeneration Strategy.

Early discussions were held with other Councils in the area in relation to the way they delivered facilities management and at least one of them would be keen to discuss a partnered approach. The proposed structure for future delivery of facilities management was very similar and this option was being explored further. Although the possibility of outsourcing was considered, this was not supported by the Committee who supported a partnership approach.

The Arts Leisure and Culture Select Committee who conducted baseline and options challenge to the review supported internal restructure and running the service in conjunction with another / multiple neighbouring Authorities. The Committee also commented that whatever was finally agreed would need to operate alongside the Local Education Partnership in relation to the Property and Facilities Management of Schools.

RESOLVED that

1. A consolidated approach to the Management of the Council's Buildings Assets be adopted.
2. The delivery element of the Facilities Management process be consolidated into one service area with the premise that all buildings were considered to be corporate assets.

3. The budgets in relation to the management of the buildings be consolidated into one area.

4. Further investigations be carried out into potential partnering solutions.

3. Reasons for the Decision

To improve the management and maintenance of the Council's Buildings whilst seeking to achieve service efficiencies.

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

None

6. Details of any Dispensations

Not applicable

7. Date and Time by which Call In must be executed

Not later than Midnight on Tuesday 29th December 2009.

Proper Officer
21 December 2009