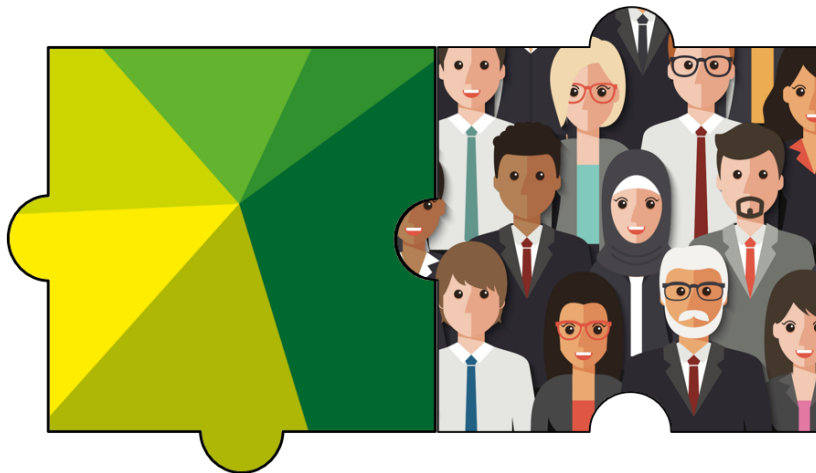


ASSET MANAGEMENT AND HOUSING

The Way Forward




INTRODUCTION

For years councils have been “sweating their assets” and promoting increased housing provision as the country emerged from austerity and sought growth. Councils in the East of England have successfully challenged their use of assets and driven significant programmes of regeneration, rationalisation and housing development. These initiatives, often in partnership with other public bodies and the private sector, have been a key factor in cost reduction and improved service delivery.

Even before the pandemic the government had signalled a desire to level up and invest heavily in health and infrastructure. That desire is now an absolute imperative as the country must invest, build and regenerate out of recession as never before.

The pandemic has thrown up many questions for councils to address and has become a key driver for change. The ‘new normal’ with remote working is changing our approach and our ideas about what is possible but it is also causing uncertainty about how we capitalise on these opportunities:

The bottom section of the page features a solid green background. On this background, there are three overlapping circles of different shades of green and yellow. Each circle contains a question in white text. The circles are arranged horizontally, with the first circle on the left, the second in the middle, and the third on the right.

Do we really
need all this office
space?

Is now the
right time to sell or
invest?

What do we do with
these empty shops?

HOW WE CAN HELP?

Let's look at some of the key areas councils will be thinking about and how the East of England LGA Talent Bank team can help.

Getting the property team fighting fit

- How well has your property function supported the Council over recent months?
- How well do you think your property team is able to meet the challenges ahead?
- Does it have the required skills and capacity to deliver your council's vision?
- Are your property organisational structures fit for purpose?
- Is your property strategy still relevant?

Our experienced team of asset management specialists can address these issues and provide the help you need:

- Developing your capacity and expertise, through expert consultancy input, including audit of required skills, recruitment advice and training
- Improving your structures, with organisational health checks
- Assessing the best use of your assets, through locality area reviews and the development of asset management plans
- Optimising your supply chains, by reviewing sourcing policy and practice to optimise added value
- Upscaling your individual and team performance, by transferring knowledge from our Associates through collaborative working as a key EELGA value

We have worked with many council property teams across the region, helping them to optimise their approach. Successful collaborations include working with Norwich City Council to evaluate three joint ventures (environmental works, asset management and housing repairs) and developing future sourcing options with Hertsmere Borough Council as part of a review of their total property function.

Re-energising town centres and the high street

- Has the pandemic given greater urgency to the need for a thorough makeover of your town centre or local high street?
- How can regeneration and the local economy be promoted?

Our team can help:

- Creating a new vision for the town centre and high street, through facilitation and master-planning advice
- Improving vibrancy and footfall, through planning advice and re-purposing of redundant shops and offices
- Regenerating leverage, by advising on business planning, investment strategies and partnership arrangements, such as joint ventures with the public and private sectors

We partnered with Brentwood Borough Council to support their successful procurement of a joint venture partner to redevelop and regenerate key sites in Brentford town centre for housing and mixed-use including leisure, food and beverage. We are also working with Rochford District Council to help them procure a development partner to regenerate their key assets in Rochford and Rayleigh town centres, for housing and a new civic centre and community facility.



Delivering housing

- How did your council cope with rough sleepers during the pandemic?
- Do you have a growing problem with temporary housing accommodation costs?
- Is your housing service performing well and are your strategies for the future adequate?
- Do you have the policies and partnerships in place to meet housing growth?

We have a team of experienced strategic housing specialists who can support you with reviews and recommendations for optimising your Housing Services:

- Follow up advice and support on service transformation
- Developing management skills and competency
- Housing and homelessness services and strategies
- Growth and new housing supply
- Temporary accommodation
- Private rented sector engagement and opportunities
- Housing and property maintenance services
- Resident engagement strategies

Amongst many assignments we have worked successfully with St. Albans City and District Council in project managing their procurement of a new housing repairs service provider.



Getting the Property Team Fighting Fit

Develop capacity, through consultancy input, skills audit, recruitment advice and coaching

Improve structures, through undertaking organisational health checks

Challenge the use of assets, through locality area reviews and developing asset management plans

Optimise supply chains, through reviewing sourcing policy and practice to ensure added value

Upskill teams, by transferring knowledge from our Associates through collaborative working as a key EELGA value

Creating the New Digital Council

Re-think the way services are delivered and your need for space, through facilitation and review

Implement workstyle change, through helping you develop the blueprint for future service delivery and property needs

Reduce or change estate footprints, through estate and space planning reviews and re-purposing assets where necessary

Integrate and use your estate effectively with partners, through developing plans and strategies

Improve property data and IT, through data audits, reviews and change programmes

Re-energising town centres and the High Street

Create a new vision for the town centre and high street, through facilitation and master-planning advice

Improve vibrancy and footfall, through planning advice and re-purposing redundant shops and offices

Leverage regeneration, through advising on business planning, investment strategies and partnership arrangements such as joint ventures with the public and private sectors

Delivering Housing

Peer Reviews of Housing Services including:

- Follow up advice and support on service transformation
- Developing management skills and competency

Reviews of:

- Housing and homelessness services and strategies
- Growth and new housing supply
- Temporary accommodation
- Private rented sector engagement and opportunities
- Housing and property maintenance services
- Resident engagement strategies

Contact us for more information on
how EELGA's Asset Management and
Housing services can benefit your
organisation:

www.eelga.gov.uk

TalentBank@eelga.gov.uk

