

Property Training Network (PTN)

Managing Surplus Property

CPD 4.5 hours

Webinar Date

Wednesday 27th April 2022

Purpose

The world will never be the same due to the COVID 19 pandemic and one of the biggest changes is to our working lives. Employers across public and private sectors are carrying out a fundamental review of their accommodation. For the public sector, the review of office and other property assets will also be driven by a further period of austerity as the Government grapples with the high level of debt left by the pandemic.

For asset managers this will result in a significant proportion of office and other property being declared surplus to requirements. The management of surplus property on a much bigger scale will be a growing challenge and the need for greater revenue savings and the maximisation of capital receipts to repay debt or invest in low carbon green growth has never been greater.

How do we decide whether property should be retained, re-used or declared surplus? And how does a decision to declare property surplus for disposal affect its valuation on the balance sheet? How should the growing list of surplus properties be managed? What happens to it while it is vacant and what should our disposal strategy be to maximise capital receipts, revenue savings, social and economic value?

Our guest presenters will share with you some case studies of the management of surplus public sector property that has generated added value over and above what could have been achieved by local authorities pursuing their traditional approaches.

Learning Outcomes

The webinar will take you through the process of asset challenge to the declaration of being surplus and the various strategies for alternative use and disposal.

The day will be interactive and will give you the opportunity to find out what is happening across the sector and provide practical tools and guidance for you to apply back in your organisations.

Who Will Benefit?

This course is aimed at Directors, Heads of Service and asset managers involved in the planning and management of public sector land and property assets. It will also benefit those involved in the use of public sector property for regeneration or housing purposes.

Programme

09.30-10.00

Online registration

10.00 – 11:10

Session 1 – Introduction to asset challenge and review

This session will introduce you to the topic of asset challenge and outline the considerations you need to take into account when deciding whether to retain, re-use or dispose of property. We'll also explore the implications of what these decisions mean for their valuation and accountancy status within the organisation.

11.10 – 11.30

Break

11.30 – 12.30

Session 2 – Management and Disposal Options

In this session we will explore ways to safeguard vacant property, consider the strategies for alternative use and disposal and the development of business cases.

12.30 – 13.15

Lunch

13.15 – 13.50

Session 3 - Managing Surplus Property – Using Data and evidence

Our presenter from Faithful and Gould will outline some of the data and tools they have developed to help you make the right decisions on what type of portfolio you need going forward post COVID with an eye to meeting your corporate and climate change targets.

13.50 – 14.30

Session 4 - Managing Surplus Property - Case Studies

Our presenter from Brightspace Architects will share with you some of the projects they have been working on and delivering for the Bournemouth Development Company Local Asset Backed Vehicle.

14.30 – 14.50

Break

14.50 – 15.30

Session 5 - Managing Surplus Property – Case Studies

Cornerstone Assets will share with you some of their projects that have used surplus property to deliver social value to communities.

15.30

Question and Answer and Close

The facilitators for this event will be;

Dave Ayre, CIPFA Property Networks Manager - Dave manages CIPFA's Housing Advisory Network, Highways Asset Management Planning, Strategic Assets and Property Training Networks. He advises on asset management, partnering and wider property issues throughout the UK. david.ayre@cipfa.org



Donna Best, MRICS, Property Advisor, CIPFA Property – Donna leads a range of property valuation courses run through the Property Training Network. She also advises on asset management and wider property matters.



Stewart Macleod, Faithful and Gould. Stewart is the Director responsible for the Faithful and Gould business in Central Scotland. He leads a team of 80-plus who are delivering capital and asset management projects for a range of public and private sector clients.

Stewart's Faithful and Gould team seek to optimising estates in the built environment. Embedding sustainable solutions in the way they deliver projects and creating strategic partnerships with the leading UK consultants for an integrated team delivery.

Stewart sits on the Construction Industry Leadership Group in Scotland and is a Fellow of the Royal Institute of Chartered Surveyors.



Harriett Redman, Faithful and Gould. Ambitious projects can be brain-meltingly complex. Considerations are societal, technical, physical, political, financial, geographical, environmental and psychological, and it all needs to be balanced with rigour and a little romance. Hawkins\Brown bring a heart-felt social agenda and deep technical expertise. We think profoundly about the impact buildings can make on people's lives while simultaneously trying to raise a smile.

Harriet has pioneered Hawkins\Brown's approach to understanding space use and briefing for complex projects and estates. Over the last ten years she has worked closely with a range of clients within the Higher Education, Culture and Workplace sectors - to help them better understand how their assets are performing and develop

their future estates strategies. An architect by training, Harriet is skilled at leading quantitative building analysis. But she is also adept at supporting the qualitative discussions and consultations required to underpin effective decision making in multi-faceted organisations.

Eric Sey, Director, Brightspace Architects. Eric is a Chartered Architect with a proven track record in the end-to-end design and delivery of developments, for both public, private and public/private partnerships.

He has been instrumental in the realisation of a number of major regeneration initiatives that have benefitted from his experience in land promotion, negotiation and consultation throughout the planning process, and an understanding of the commercial imperatives.

His primary focus is the realisation of mixed-use urban developments, driven by his passion for urban design, regeneration and placemaking. This is bolstered by his considerable experience of the residential sector specifically strategic land promotion, build to rent, care and student housing.

Eric leads the practice's Design Directorate and Staff & Training programme.



Tim Byles, Executive Chairman, Cornerstone Assets. Tim founded Cornerstone in 2011. Prior to founding Cornerstone, Tim was the Chief Executive of Partnerships for Schools, the Government's school building agency, managing the £54bn investment programme to renew all England's primary and secondary schools. As Chief Executive of PfS, Tim worked closely with Ministers, Permanent Secretaries as well as with chief executives of councils and with national investors and developers.

Before joining Central Government, Tim was Chief Executive of Norfolk County Council, where he created a wide range of public private partnerships. This included the innovative Norse Group, formed out of Norfolk's trading subsidiaries which grew to turn over more than £300m per annum. Tim's other roles before becoming Chief Executive include Director of Economic Development at Kent County Council where he was responsible for International and European interests as well as developing new business facilities in the county.

Tim has held a number of national leadership positions across government and the public sector. These include his roles as Chair of the SOLACE (Society of Local Authority Chief Executives), a position he held for four years, Chair of the Local Government Chief Executive's Taskforce, and the Local Government Construction

Taskforce. He also served as National Procurement Champion for the Office of the Deputy Prime Minister.

Tim received a CBE in the 2006 Queen's Birthday Honours list, for services to Local Government.



Booking Details

Find out more visit www.cipfa.org/property

To attend PTN Network webinars Members can use prepaid places, no other network places can be used to attend this event

Member Cost: £325+VAT for any members that have used all their allocated prepaids

Non-Member Cost: £375+VAT

If you have any queries or would like to book a place, please contact Keeley Hope
ptn@cipfa.org



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CIPFA is delivering all of our training courses, workshops and seminars in accordance with our sustainability strategy. We do not provide hardcopy course materials to delegates and these are now distributed by email in advance of the event. We are striving to reduce our carbon footprint in every way that we can, and we hope that we can count on your support.