

# North Tyneside Council Report to Cabinet 1 April 2019

## ITEM 6(e)

Title: Strategic Property  
Policy Framework

Portfolio(s): Finance and Resources

Cabinet Member(s): Councillor Ray  
Glendon

Report from Service  
Area:

Commissioning and Asset Management

Responsible Officer:

Mark Longstaff, Head of Commissioning and  
Asset Management Tel: (0191) 643  
8089)

Ward affected:

All

## PART 1

### 1.1 Executive Summary

This report provides Cabinet with the detail of a new Strategic Property Policy Framework that will provide a pragmatic approach to the Authority delivering property related activities to support the Estates Strategy and to help facilitate the most intelligent and informed property decisions.

It is intended that the Policy will be subject to review when new policy additions are required or existing policy activities are no longer relevant. Any future changes to the Policy will be subject to further consideration by Cabinet.

The report asks Cabinet to approve the Strategic Property Policy Framework as an appropriate policy document for adoption by the Authority.

### 1.2 Recommendation

It is recommended that Cabinet approves the Strategic Property Policy Framework set out in the Appendix to this report.

### 1.3 Forward plan

Twenty eight days notice of this report has been given and it first appeared on the Forward Plan that was published on 22 February 2019.

### 1.4 Council plan and policy framework

The report is relevant to the following priorities set out in the Our North Tyneside Plan-2018 to 2020:

Our People Will:

Be more independent, volunteer and do more for themselves and their communities,

Our Economy Will:

Grow by supporting new businesses and building on our strengths.

## **1.5 Information**

### **1.5.1 Background**

Property is one of the Authority's most important strategic resources. As such there needs to be a robust approach to the management of property assets to ensure that they are being used to deliver the best and most cost effective outcomes for the Authority and residents of the Borough.

The Strategic Property Policy Framework will provide a pragmatic approach to how the Authority will deliver relevant property activities to support the Estates Strategy and will help facilitate the most intelligent and informed property decisions.

The initial proposed Policy is attached as an Appendix to this report and covers the following key property activities:-

- Property Disposals – including sale by competitive tender and by private treaty.
- Tender evaluation when a relevant property is sold by competitive tender.
- Dealing with late tenders.
- Dealing with non-compliant tenders.

The adoption of the Framework by the Authority will formalise how officers approach the property activities outlined therein. It is intended that the Policy will be subject to review when new policy additions are required or existing policy activities are no longer relevant. Any changes to the Policy will be subject to further consideration by Cabinet.

## **1.6 Decision options**

The following decision options are available for consideration by Cabinet:

- i) To approve the Strategic Property Policy Framework as an appropriate policy document for adoption by the Authority.
- ii) Not to approve the Strategic Property Policy Framework in which case it will not be adopted by the Authority.

## **1.7 Reasons for recommended option**

The recommended option, Option 1, is considered to be the best way to ensure there is appropriate policy guidance in place covering a number of property activities.

## **1.8 Appendices**

Appendix : The Strategic Property Policy Framework

## **1.9 Contact officers**

Niall Cathie - Strategic Property Manager – Tel. 0191 643 6517

## **1.10 Background information**

There are no background papers or research reports.

## **PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING**

### **2.1 Finance and other resources**

The Strategic Property Policy Framework covers the following property activities:-

#### **Disposals**

With regard to property disposals the Authority must obtain best consideration for its land as a pursuant to section 123 of the Local Government Act 1972.

### **2.2 Legal**

The property activities detailed in the Strategic Property Policy Framework will be undertaken in compliance with the Authority's Financial Regulations and applicable legislation.

### **2.3 Consultation/community engagement**

The Strategic Property Group, who provide robust governance to all strategic property matters, confirmed its support for the Strategic Property Policy Framework at a meeting of the Group held on 12<sup>th</sup> March 2019. The membership of the group includes the Elected Mayor, Cabinet Members, Chief Executive, Heads of Service and Senior Council Officers.

### **2.4 Human rights**

There are no human rights implications directly arising from this report.

### **2.5 Equalities and diversity**

There are no equality and diversity implications directly arising from this report.

### **2.6 Risk management**

There are no risk management implications arising from this report.

### **2.7 Crime and disorder**

There are no crime and disorder implications arising from this report.

### **2.8 Environment and sustainability**

There are no environment and sustainability implications arising from this report.

### **PART 3 - SIGN OFF**

- Chief Executive  X
- Head of Service  X
- Mayor/Cabinet Member(s)  X
- Chief Finance Officer  X
- Monitoring Officer  X
- Head of Corporate Strategy  X