MEMBERS BRIEFING

Property & Development

What each team does

Managing, maintaining and maximising the value of the Council's land and property assets

The service at a glance

Eight connected functions support safe buildings, effective services and a sustainable estate.

01 Strategic Asset Management

Portfolio strategy, performance and data

02 Estates: Corporate Landlord

Operational estate and landlord matters

03 Estates: Acquisitions & Disposals

Transactions, valuations and development

04 Commercial Property

Income-generating property portfolio

05 Facilities Management & Maintenance

Day-to-day building services and repairs

06 Compliance & Building Safety

Statutory assurance and risk management

07 Capital Projects & PSG

Technical advice, design and delivery

08 Business Support

Governance, finance, data and coordination

Plan the estate. Manage it well.

Strategic Asset Management and the Corporate Landlord team turn portfolio insight into effective day-to-day estate management.

S

Strategic Asset Management

Develops asset strategy and long-term portfolio plans
Reviews performance and identifies rationalisation, redevelopment or investment opportunities
Maintains property data to support evidence-based decisions

C

Estates: Corporate Landlord

Manages the operational estate and landlord and tenant responsibilities
Covers leases, rent, service charges, inspections, valuations and property advice
Works with services so accommodation remains suitable and efficiently used

Shape the portfolio and generate value

Acquisitions & Disposals and Commercial Property manage transactions, opportunities and income-producing assets.

A

Estates: Acquisitions & Disposals

Acquires land and property needed for Council priorities
Disposes of surplus assets and supports capital receipts
Provides valuations, negotiation and advice on leases, easements, wayleaves and development opportunities

£

Commercial Property

Manages income-generating assets including shops, industrial units and offices
Oversees leases, occupancy, rent and tenant relationships
Supports portfolio performance and wider economic objectives

Keep buildings safe, compliant and operational

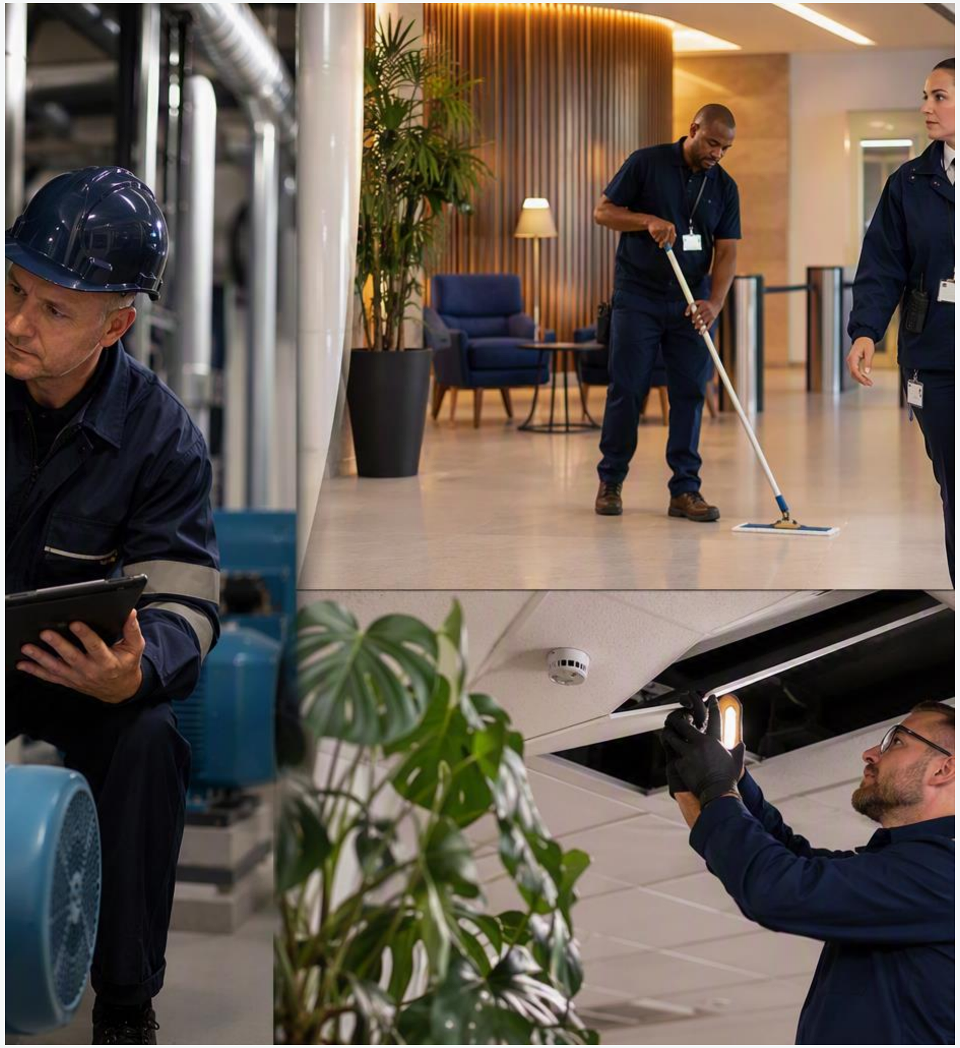
Facilities Management, Maintenance and Compliance provide the front line of building stewardship.

F Facilities Management & Maintenance

Delivers planned and reactive maintenance
Coordinates cleaning, caretaking, security and building services
Manages contractors, repairs and improvement works to keep premises operational

✓ Compliance & Building Safety

Oversees fire safety, asbestos, legionella and statutory inspections
Strengthens health and safety, risk management and contractor assurance
Provides governance and assurance across the corporate estate



Deliver projects with strong support behind them

Technical delivery and business coordination work together to turn priorities into completed outcomes.

P

Capital Projects & Property Services Group

Provides project management, design and capital delivery
Offers surveying, mechanical and electrical, condition and measured survey services
Supports statutory inspections, fire risk assessments and specialist technical advice

B

Business Support

Coordinates governance, finance, procurement, information and reporting
Supports contracts, meetings, customer enquiries and service administration
Creates a consistent operational backbone across Property & Development

How the teams connect

Most property outcomes rely on several teams contributing at different stages.

1 Understand

Portfolio need, asset data and service requirements

2 Decide

Strategy, options, valuation and governance

3 Transact

Acquire, dispose, lease or invest

4 Deliver

Design, procure and manage works

5 Operate

Maintain, service and manage occupation

6 Assure

Compliance, safety, finance and performance

Business Support and governance enable every stage

Finance • procurement • contracts • data • reporting • meetings • customer coordination

What this delivers for the Council

The combined service protects public assets while supporting frontline delivery and financial sustainability.

1 Safe places

Buildings that are compliant, operational and suitable for staff, residents and visitors

2 Service enablement

Accommodation and property advice that support frontline services

3 Financial value

Rental income, capital receipts and better-informed investment decisions

4 Stronger portfolio

Rationalisation, redevelopment and improved asset performance

5 Economic contribution

Property activity that can support regeneration and growth priorities

6 Clear assurance

Reliable data, governance, contractor controls and performance reporting

KEY MESSAGE

One service, connecting strategy to delivery

Property & Development brings together professional, technical and support functions to manage the whole property lifecycle.

PLAN

Strategy, data and transactions

DELIVER

Projects, maintenance and services

ASSURE

Safety, governance and performance

Members' questions and discussion

Asset Management Strategy 2020 - 2025

Local authorities are expected to maintain an up-to-date Asset Management Strategy or Plan. This expectation comes from government functional standards, financial regulations, and sector practice.

- Previous strategy (2020–2025) delivered £24m capital receipts and over £3 million of revenue savings including the consolidation, rationalisation and development of heritage, community, commercial and service assets.

- Estate continues to generates approx. £4m revenue income per year.

Shropshire Council

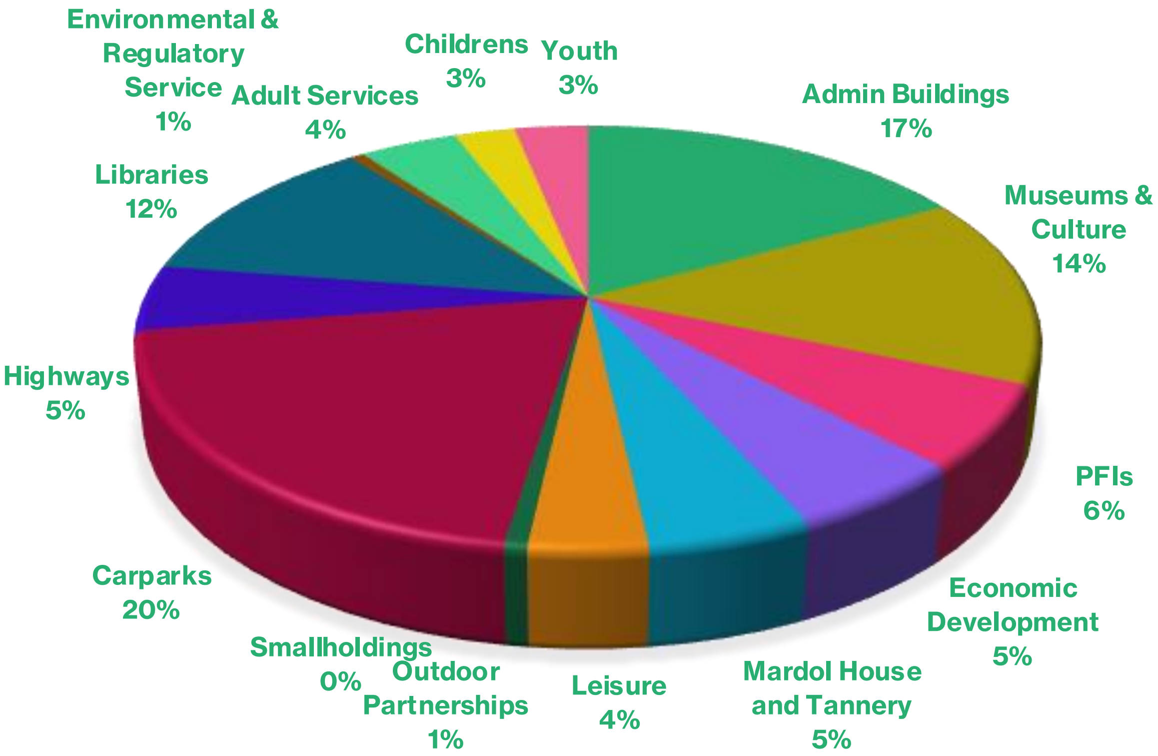
Asset Valuations 2025/26

PPE	**£446,699,140**
Surplus Asset	**£10,040,000**
Investment Property	**£44,852,500**
Current Held for Sale Investment Property	**£13,140,000**
Current Asset Held for Sale	**£6,505,000**
Total	**£521,236,640**

IMPORTANT NOTE: these are accounting valuations and particular in relation to PPE these are done on EUV or DRC basis and do not represent a Market Value valuation.

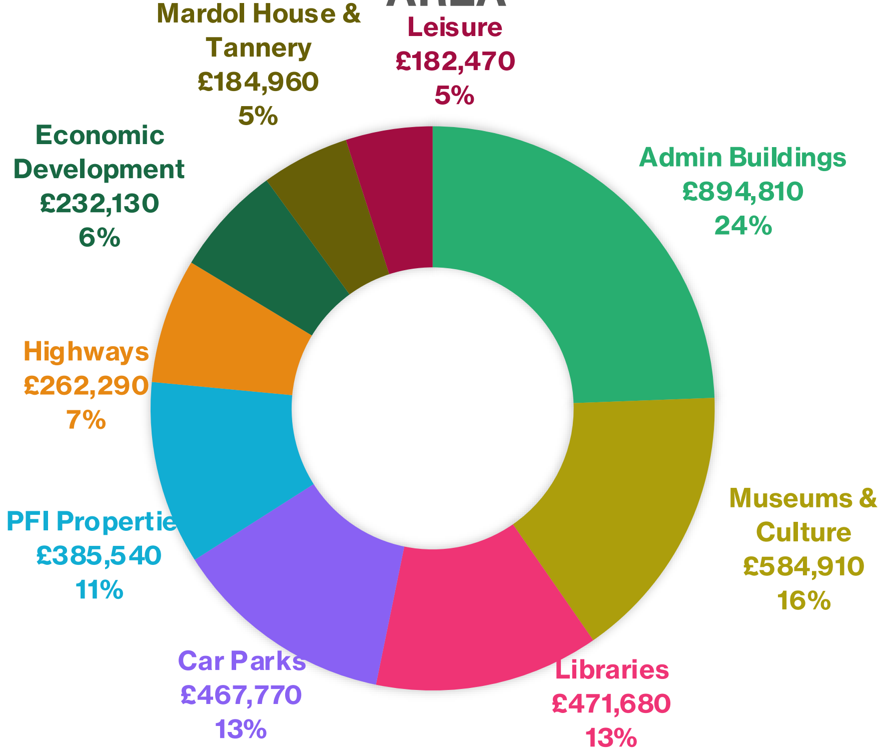
CURRENT ESTATE COMPOSITION

SERVICE AREA - NET CL BUDGET COST



Net CL budget approx. £3.5m

TOP 20 NET COST ASSETS BY SERVICE AREA



Net cost assets total over £6m, top 20 assets total approx. £4

Asset Strategy and Corporate Landlord review

Why the Council is commissioning this work now

WHY NOW

1 A new Corporate Plan

Adopted May 2026. The previous Asset Management Strategy ran to 2025; the estate must now be aligned to the Plan's priorities.

2 Exceptional Financial Support and the Best Value Notice

- The Council operates under Exceptional Financial Support and, since July 2026, a Best Value Notice
- Both require demonstrable improvement in the management of the estate, reported quarterly to MHCLG

3 Implementing the Corporate Landlord model

- Grant Thornton's statutory recommendation: the model was designed but never implemented
- The review updates the design for the current estate and provides the costed business case on which implementation will be funded

WHAT THE REVIEW WILL DELIVER

Validated estate baseline

Condition, cost, utilisation and compliance across the whole estate.

Asset Management Strategy 2026–2031

Cabinet-ready, with Service Asset Management Plans for priority services and clear decisions on what to retain, invest in or release.

Corporate Landlord operating model

Central oversight and accountability for the estate, with defined responsibilities across the property lifecycle and a costed business case for implementation.

Assurance evidence

Progress against the statutory recommendation, and MTFS receipts assumptions supported by a tested pipeline: the basis for the quarterly Best Value Notice returns.

Procured as a full competitive tender through the RM6343 Estate Management Services 2 framework. Implementation of the model follows as a separate commission, gated on the business case.

Progress to date: the programme is delivering

First tranche of the pipeline review delivered in June 2026; receipts are being banked

DELIVERED TO DATE

✓ **Pipeline review, first tranche — June 2026**
Independent deliverability review of the Green and Amber cohort completed. The Council now has a validated baseline for what is deliverable, when, and by which route.

✓ **Shirehall — July 2026**
Disposal route considered by Cabinet, with independent valuation and options appraisal in place.

✓ **Governance reset**
Asset Transactions Group in place as the single decision forum for disposals, chaired by the S151 Officer. Findings and corrective actions documented for the Improvement Board and external auditor.

✓ **Disposal pipeline approval programme**
Progressing through Cabinet, with the Asset Transactions Group sequencing decisions and Scrutiny engaged.

GENERAL FUND RECEIPTS 2026/27 (GROSS)

£2.64m	**Banked** Completed; receipts received
£1.45m	**Pending, subject to contract** Price agreed; legal in progress
£4.48m	**Anticipated** Subject to formal disposal decision, market-tested offer, allocation of delivery resource and completion of due diligence before 31 March

Total £8.57m: 21 disposals across 17 sites. The further pipeline assessment and the Asset Strategy may identify additional straightforward disposals deliverable before 31 March 2027.

Business case to BTCP: w/c 7 September 2026

Approval sought to commission the review and to resource delivery of the completed Phase 1 work

1 Commission the review

The Asset Strategy 2026–2031 and Corporate Landlord model: estate baseline, service engagement, options appraisal, strategy, Service Asset Management Plans and a costed operating model with an implementation business case.

Full competitive tender through the RM6343 framework, with the Red cohort and estate income work running alongside.

2 Additional capacity

To deliver the initial completed work — the Green and Amber cohort disposals pipeline, reviewed and validated under Phase 1 — while the review is under way.

Interim estates leadership, senior disposals capacity and transaction and programme support, bridging to permanent appointments, together with per-site disposal costs: valuations, legal, surveys and site investigation.

INDICATIVE SEQUENCE

w/c 7 Sep	Sep 2026	Oct–Nov	From Nov	2027
BTCP considers the business case	Commission subject to BTCP and corporate procurement approval	Evaluation and award	Mobilisation; estate baseline begins	Strategy to Cabinet; implementation gated on the business case

Dates after BTCP are indicative and depend on the approval date and the tender period confirmed with Procurement.