

# Our Assets

Asset Management Board  
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Head of Assets – Julia Nock

CITY OF  
WOLVERHAMPTON  
COUNCIL

Our mission:  
Working as one to  
serve our city



# Our Assets – Context

- Our Assets sits as part of the Our Council programme
- Remote and agile working has become the norm for most
- Surveys have confirmed a desire to continue with a blend of remote and office working
- For many, health and wellbeing benefits have increased alongside work outputs
- This fundamentally changes the future demand for built assets
- Will result in changes of use and occupancy of some buildings - and exiting others altogether

# Our Assets – Approach

- Our Assets will ensure the Council pro-actively reviews and rationalises our property portfolio - saving money; reducing carbon; and improving the outcomes for our communities
- Assumption that there will be a need for physical/ built assets across the City – though these needs may differ from community to community
- The right solutions will be reached by involving City partners and our communities
- All land and property assets are in scope for review - the future operating model of the Council will rely upon all property asset types for the delivery of services

# Proposed Programme Outcomes

- A property estate which delivers better outcomes for Wolverhampton residents, employers, partners & communities
- Ensuring the right Council land and property assets are in the right place, and are being used in the right ways to benefit people in the City
- A property portfolio fully aligned with, and enabling of the future operating model

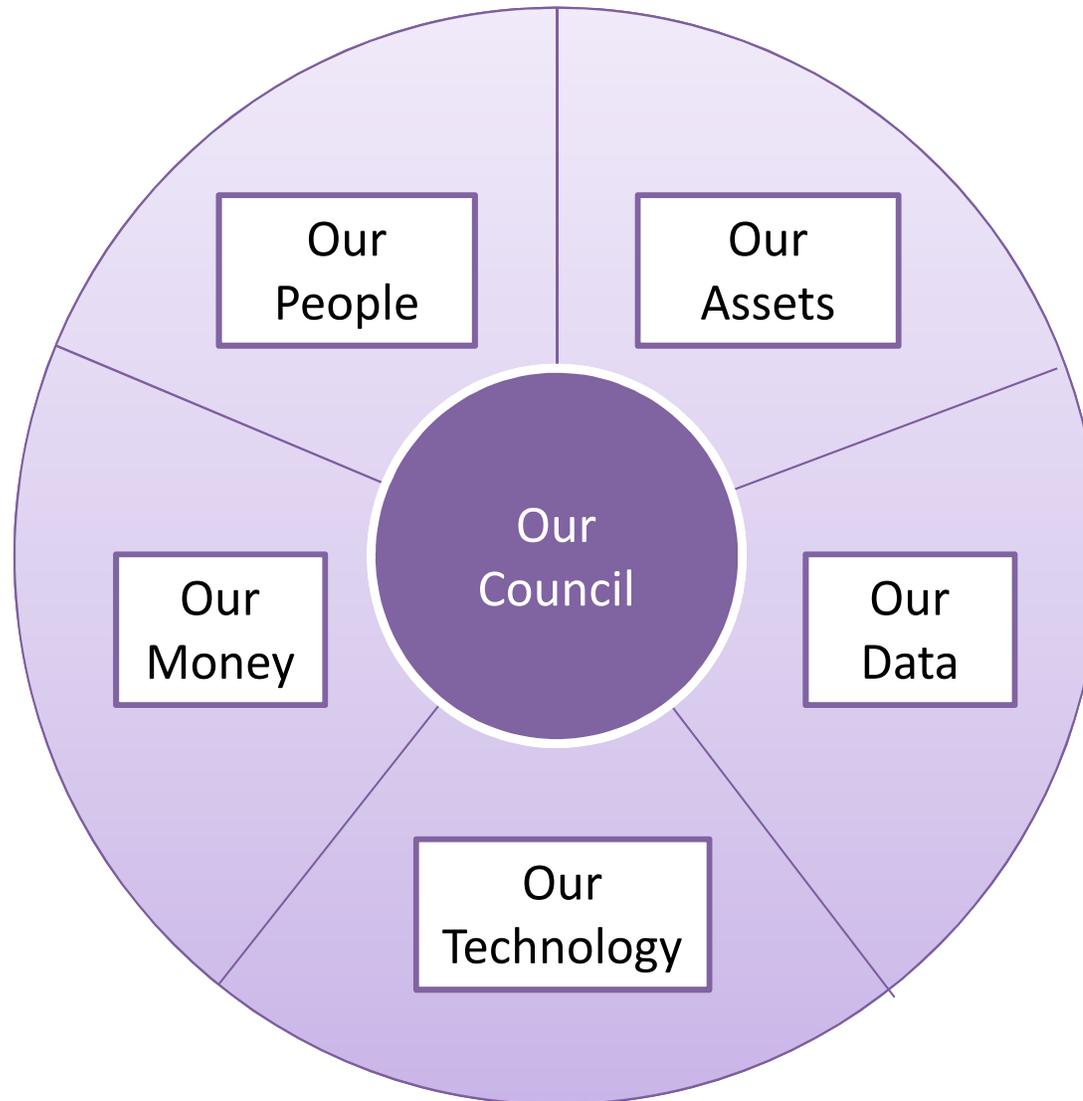
# Proposed Programme Drivers

- Reviewing and redefining the property estate for the post-Covid era consistent with Relighting Our City/ Relighting Our Council
- Understanding the cost vs benefit of the retained estate
- Using and maintaining a more manageable property portfolio
- Justifying the ownership and/ or occupancy of land and property relevant to the Council Plan and community outcomes
- Identifying surplus assets and how these could be best used to deliver Council priorities
- Saving money from using fewer buildings more efficiently and effectively
- Reducing the carbon emissions related to property used by the Council
- Ensuring Statutory Compliance for our retained estate is at an affordable level

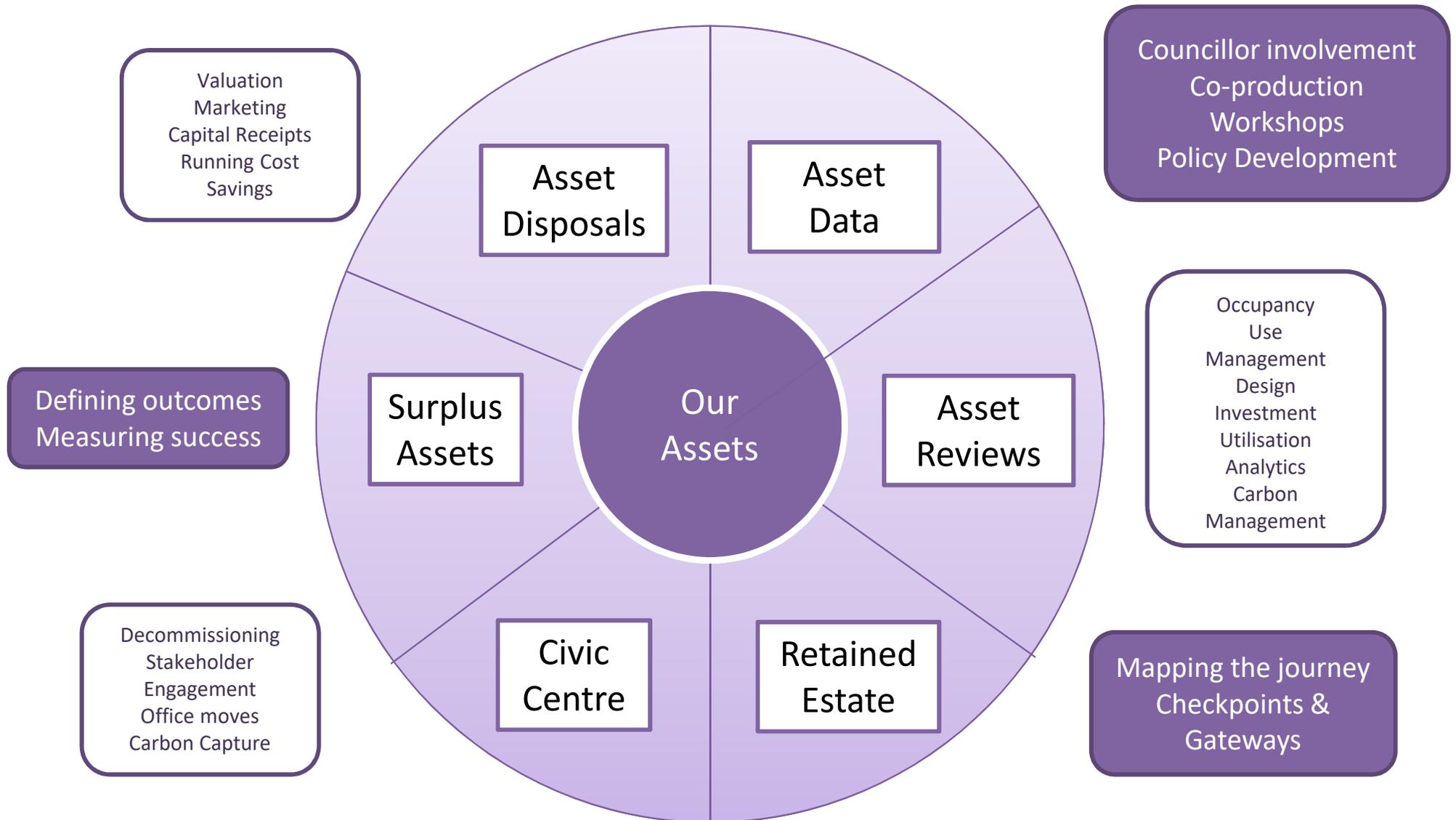
# Our Assets Considerations

- And so some of the questions to be answered include:
  - How does the Our Assets programme help to deliver the Council's new operating model/ Council Plan objectives?
  - How do we optimise opportunities to contribute to economic recovery?
  - What should our future property portfolio look like when we put people first - our colleagues; residents; businesses - not our buildings?
  - How do we make sure our employees and customers are best served by a property estate?
  - How do we ensure we maximise the potential of agile, remote and shared working?

# Programme Governance



# Programme Design



# Next Steps

- Engagement with Councillors, Our Council Scrutiny Panel, Council Services and partners to help develop proposals
- Work with stakeholders to fully understand how services will be delivered in the future and the associated impact on the estate
- Develop, propose and adopt principles and procedures for working in buildings in the post-lockdown era
- Identify buildings not re-opening/ alternative arrangements/ building exits
- Consider the Civic Centre as an opportunity for City and service delivery partners to collaborate and co-locate
- Ensuring that our reshaped property estate more directly benefits local communities

# In summary

- We have a unique opportunity to re-shape our property estate and to ensure this more directly benefits communities across our City
- There is a will - and mandate - to work across the council and with partners, as part of the Relighting Our City/ Relighting Our Council to get it right
- Successful programme delivery will depend on an inclusive and collaborative approach – facilitating creative thinking and actions