

ITEM

ITEM

Executive – 10 July 2008

SHARED PROPERTY SERVICES

Report of the Strategic Director (Resources)

Statutory Powers: Section 101 of the Local Government Act 1972

Financial implications

There is no request for additional finance. The business case for shared Property Services will be required to show efficiency savings and improvements in service delivery over a 5 year period. The current Head of Property Services post is vacant and the appointment of a shared Head of Service will result in initial savings.

Purpose

- To inform members of the work undertaken to date in considering the development of a shared property service between Teignbridge District Council, South Hams District Council and West Devon Borough Council.
- To obtain approval to the appointment of a Joint Head of Property Services.

Relationship to Corporate priorities

The proposal directly supports CP6 – ‘Improve core service performance in a cost-effective way’.

RECOMMENDATION

That the Executive RESOLVES to approve the proposals for the appointment of a Joint Head of Property to develop the business case for forming a Shared Property Service with Teignbridge District Council and West Devon Borough Council.

Background

1. An initial report on the options for and benefits of developing a shared property service was considered by the Joint Steering Group (JSG) on Shared Services in February. The JSG instructed officers to continue this work and agreed that a joint Head of Property should be appointed.
2. A draft job description for the post was presented to the JSG on 4 June 2008. This has subsequently been modified taking into account views of all partners and has now been placed for advert.

3. Each authority currently has a different approach to the delivery of property services. In West Devon the functions of a property service are devolved around the various service groups largely integrating property related work into other responsibilities. Teignbridge has dedicated property teams falling under different service leads. The South Hams structure for property services combines all asset/property related functions within one service.
4. The conclusion from the initial work undertaken is that the establishment of a property services management structure across the three authorities is achievable and has the potential to deliver significant savings whilst improving service delivery. Further work will be required to fully assess costs and benefits.
5. The JSG has agreed that the need for further work should not preclude commencement of the shared service structure through the appointment of a joint head of service. The joint head of service would be charged with developing the business case and gaining approval for a business plan for a shared property service, followed by incremental roll out.

Strategic risk management

Opportunity	Issues/Obstacles	Benefits
To develop a shared property service achieving cost efficiencies and improved service	The amalgamation of West Devon's devolved service delivery into a dedicated service and the reallocation of resources released	The proposed joint head of service will develop a business case and detailed business plan to show the anticipated benefits will be achieved.

Conclusion

The sharing of Property Services has the possibility of delivering substantial savings across the three authorities within the next 2 – 3 years. A Shared Head of Property Services is required in order to ensure that these savings are realised. There will be significant benefits to be received in the form of a more effective service.

Mark Seymour
Strategic Director (Resources)

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Background Papers:

Job Description for Head of Shared Design and Property Services