

Corporate Asset Management Strategy 2015 – 2019

Delivery Plan – Progress Update - October 2018

Delivery Plan for Operational Buildings

	Outcomes Sought	Projects to Deliver the Outcomes	Target Date	R A G	Progress Update
1.	Reduce the number of operational buildings used by the Council and achieve a reduction of £1.125m (25% of gross premises costs)	Close Wallington Public Hall and identify future use	March 2015	G	Closed as scheduled. Sutton Living has obtained planning permission for new residential development on the site and are finalising arrangements to procure contractor.
		Identify alternative future use for the Old Rectory (Carshalton)	July 2015	G	31 October 2015 S & R Committee agreed to grant a lease to Sutton Living to convert to residential/commercial use on ground floor. Plans currently being prepared for submission for planning permission.
		Identify future use for Bungalow at 121A Foxley Lane	March 2015	G	Property was sold at auction on the 16 June 2015.
		Commercially let Grove Hall	March 2015	G	Letting was completed on 9 April 2015
		Transfer Secombe Theatre and Charles Cryer Theatres to other Service Providers	April 2015	A	Transfer of both theatres to the Sutton Theatres Trust was completed on the 15 June 2015. The STT went into Administration on the 11 August 2016. Both buildings were marketed for theatre/cultural use in October 2016. The Council did not receive any bids that had sufficient financial capacity to run the buildings without financial support from the Council. Charles Cryer has been re-marketed and S & R committee will consider recommendations for grant of a lease on the 29 October 2018.

	Transfer Gaynesford Lodge for use by the Sutton Music Foundation	April 2015	G	Sutton Music Service is now part of Cognus and has moved from the Gaynesford Lodge to the portacabin at Denmark Road. The building is now being marketed for a new tenant.
	Identify alternative use for Stonecourt and associated cottages	July 2015	A	S & R Committee agreed (28.09.15) to the disposal of Stonecourt when vacated by Education & Children's Services. The building was vacated in February 2016 and following marketing and receipt of a satisfactory offer, contracts are now being drawn up for redevelopment for residential use.
	Transfer The Lodge for use by Ecolocal as offices and base for community activities	September 2015	A	S & R Committee (28.09.15) and the Council (Nov 2015) agreed to transfer the Lodge on a long lease to Ecolocal. Ecolocal took occupation of the Lodge in March 2018. Conversion of the chapel for office use (Phase 1) has been completed. Phase 2 of the works which will provide 8 residential flats, offices and community space on the ground floor is scheduled for completion by the December 2018. There is a 5 year long-stop date for completion of Phase 3 - The Straw Bale Classroom.
	Rationalise the number of Children's Centres as agreed by the Children, Family and Education Committee	April 2016	G	The Children's, Family & Education committee agreed (25.02.16) to close 3 of the 14 Children's Centres (High View, The Grange and Green Oak – Cheam). The rest have been retained as Hubs or Access points.
	Transfer the Grove for use as a Hub Building for community and voluntary sector organisations	September 2016	R	S & R Committee agreed (13.10.14) to give the Sutton Connected Partnership (SCVS, VCS) up to December 2015 to secure the external funding required to refurbish the Grove so that it could be opened up to the community and also be used as

					<p>offices and a hub for the voluntary and community sector organisations. The SCVS were successful with their application for a Heritage Lottery Fund for the Grove and were due to submit their stage 2 bid in June 2016. However due to inability to secure a third partner to occupy and also a 300% increase in the capital cost of the project, the partnership decided not to proceed further with the scheme.</p> <p>Arrangements are now being made to find a new use for the Grove with the vacation of Cognus from the building in August 2018.</p>
		Close the Denmark Road offices and identify future for building and staff car park	March 2019	A	Closure of Denmark Road is dependant on consolidating all administrative services in one building. The viability of this approach is being considered alongside proposals for redevelopment of the current Civic Offices site
2.	Sell or find alternative use for buildings declared surplus to Council requirements	Redevelop Oakleigh House as temporary accommodation	Commence on site by December 2015	G	The redevelopment was completed and handed over for use as temporary accommodation 17 May 2016.
		Identify future use for Culvers Lodge, 110 Hackbridge Road, Hackbridge	December 2015	A	Wandle Valley Regional Park Trust, with the support of the local community proposals for refurbishing and mixed use of the building were agreed by the S & R Committee on the 31 October 2016. The WVRPT has now advised that they are unable to proceed with the scheme. The building is now being considered for residential conversion as part of the council's housing stock, with the adjacent land redeveloped by the Council or a Housing Association dependent on funding

		Develop Ludlow Lodge as New Build Council Housing	Commence on site by January 2016	G	Planning permission was granted for 57 units of affordable housing. Work started on site in April 2017 and is due for completion by June 2019
		Develop site at Fellowes Road as New-Build Council Housing	Commence on site by January 2016	G	Planning permission granted for 15 affordable rent houses . Work started on site in June 2017 and is due for completion by Nov 2018
		Develop 6 HRA garage sites as New-Build Council Housing	None set	A	A bid for funding is being made in Sept 18 for funds to develop Assembly Walk and other garage sites
		Development site at Richmond Green as New Build Council Housing	Commence on site by January 2016	G	Planning permission granted for 21 affordable rent houses . Demolition completed August 2017, units are due for completion by May 2019.
3.	Office accommodation for a reduced workforce , with a target of 500/600 directly employed council staff by 2018/19	Implement flexible working at the Sutton Civic Offices	Complete by July 2015	G	This was successfully completed by December 2015.
		Transfer staff from the Lodge to Civic Offices	Complete by July 2015	G	This was successfully completed by December 2015
		Transfer staff from Stone Court and Cottages to Civic Offices	Complete by March 2016	G	Some staff were relocated to the Civic Offices and others to the Grove to keep the Grove occupied while proposals for its future occupation and use are developed.
		Transfer staff from the Grove to the Civic Offices	Complete by September 2016	G	Education staff based at the Grove transferred to Cognus (formerly Sutton Education Services Ltd) which was formed as a Council spin off company in November 2016. Cognus moved into Denmark Road offices in August 2018.
		Refurbish Civic Offices to upgrade mechanical, electrical and ventilation systems	Complete by April March 2019	A	This decision will be taken alongside the other options that could be made possible through implementing the Sutton Town Centre Masterplan for the redevelopment of the Civic Offices site
		Transfer staff from Denmark Road and all other	Complete by April 2019	A	Denmark Road will continue to be occupied by staff until the strategic decision regarding the Civic

		administrative offices to Civic Offices			Offices site is made as this will enable consolidation of all administrative staff into a single building.
4.	Expansion of Hackbridge Primary school	Complete consultation and development plans for locating new provision on the open land at Hackbridge	To open by September 2016 (Revised to September 2018)	G	Planning permission was granted in December 2015. Start of school construction works was held back to align with progress with Barratts scheme for redevelopment of Felnex Estate. Construction started on site in July 2017 and is due for completion by December 2018.
5.	Provide two new secondary schools	Complete the acquisition of land at the Sutton Hospital site and complete feasibilities for other sites.	First school to open by September 2018 Second school to open by September 2019	A	The Harris Academy opened a new school in temporary premises in September 2018 at the Sutton Hospital site. Construction of new school buildings started in November 2017 and is due to be completed in July 2019. Land including the former All weather pitch at Rosehill Park was allocated in the draft Local Plan as a site for a secondary school. Authority was delegated to officers to agree grant of 125 year lease to the Greenshaw Learning Trust (GLT) at the S & R Committee meeting of 17 July 2017. Development of the school will be undertaken by the Education and Skills Funding Agency and the GLT who were aiming for a September 2019 opening of the school. The ESFA has had delays in their negotiations with GLL who lease the Sutton Tennis Centre from the council. It is unlikely the school will be completed by September 2019 and September 2020 will be challenging.

Delivery Plan for Non-Operational Buildings

	Outcomes Sought	Projects to Deliver the Outcomes	Timetable	R A G	Progress Update
1.	Separate the Council's Tenanted Non-Residential Properties into two portfolios: Investment and Community buildings	Apply evaluation criteria to all TNRP and identify properties to be held as investment properties and those to be held for socio-economic reasons	March 2015	G	Completed.
2.	Governance arrangements for the operation of commercial property portfolio	Develop proposals to establish framework for decision-making to maximise opportunities from acquisitions, disposals and management of property and to provide for appropriate Member oversight	For Strategy Resources approval in October 2015	G	Proposals were agreed by S & R Committee of 28 September 2015.
		Review and recommend changes to existing delegated powers to officers in managing the commercial property portfolio	For Strategy & Resources approval in October 2015	G	This was agreed by S & R Committee of 28 September 2015
3.	Generate additional income from the commercial portfolio	Set out business plan and clear performance targets for the commercial portfolio	For Strategy & Resources approval in October 2015	G	Proposals and target of £1.6m (gross) increase in income from the IPP was agreed by S & R Committee of 28 September 2015.
		Invest in existing and new commercial property in line with business plan.	March 2016	G	Over 400 opportunities have been reviewed since the strategy was agreed. Properties with capital values totalling £53m and gross income of £3.07m have been acquired.
4.	Reduce exposure to low value or low income properties	Review the following properties that do not meet the threshold			

		for the investment portfolio to decide whether to retain for socio-economic reasons:			
		Warehouse at 234 Ridge Road, Sutton	March 2015	G	Sold at auction in March 2017.
		Land rear off 105, Stafford Road, Wallington	March 2015	G	Sale completed to tenants on 17/11/2017.
		Building at 7/7 High Street, Cheam	March 2015	G	Property has been held for income and was let in May 2017.
		Building at 9/9a High Street, Cheam	March 2015	G	Rent review effective from July 2015 has been agreed at an increased rental.
		Building at 11 Lower Road, Cheam	March 2015	G	Property is being retained for its rental income.
		Land adjacent to Manor Chambers, Throwley Way, Sutton	March 2015	G	Sale completed to tenant on 01/08/2016.
		Land at Bank Mews, Sutton Court Road, Sutton	March 2015	G	Sale completed in December 2016
		Land at North End Tavern, Cheam Common Road, Cheam	March 2015	G	In negotiations with the tenant, following settlement of a rent review, to sell by private treaty. Sale completed to tenants on 24/04/2018.
		Land rear off 16/18 Stanley Park Road, Wallington	March 2015	G	The existing lease expires in 2022. Considered better for asset management purposes to wait till closer to the lease expiry date to receive more of the potential development value.

Delivery Plan for Use of Property for Economic Regeneration

	Outcomes Sought	Projects to Deliver the Outcomes	Timetable	R A G	Progress Update
1.	Better utilisation of Council land and property in Sutton Town Centre	Proposals for development of Council-owned sites in Sutton TC in line with the new Development Plan and Masterplan due in 2015/16	March 2016	G	The Sutton Town Centre masterplan has been adopted by the Council and is now being delivered as one of the council's major projects.
2.	Better utilisation of Council land and property along the Tramlink route	Identify developable Council land and property along Tramlink route and produce development proposals for the sites	None set	G	47 sites were identified as opportunity sites in the STC Masterplan which also define areas where development could be intensified.
3.	Facilitate plans for a Life Sciences Cluster in Belmont	Acquire land at Sutton Hospital as part of the Sutton for Life Partnership for development of a Life Sciences Cluster	2016/17	G	The council has acquired 4.45 hectares of land for the London Cancer Hub (LCH) and is in the process of completing acquisition of the last plot required. Plans are being finalised to start procurement in November 2018 for a development partner/investor to build out the first phase of the LCH.
4.	Generate income from private housing development	Acquire land on behalf, and contribute as required to the implementation of the Council's Housing Development company	2017/18	G	Working collaboratively with Sutton Living to redevelop Wallington Public Hall, the Old Rectory, Land at Alexandra Gardens and Quarry Cottage.

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