

East Midland Property Alliance. How far can we go?

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A quick look over our shoulder

- ❖ 2007 a small group of Councils facilitated by the EMCE work on collaborative working
- ❖ EMPA established at a launch at Beaumanor Hall, Old Woodhouse on 31 March 2008
- ❖ 14 east midlands Councils (out of 46) committed to developing the Alliance
- ❖ SCAPE were appointed managing agents
- ❖ Work started in 2008 on a range of early projects

Success – a time to celebrate

Framework Developments

- ❖ April 2009 Intermediate construction (£2-7.5M) with £100M committed to date
- ❖ July 2009 Minor works construction (£10K - £2M) with £15M committed to date
- ❖ Summer 2009 Maintenance and repairs (under £10K)
- ❖ 2009 launch of Go2 Project Portal
- ❖ 2010 Major construction (over £7.5M)

Success – a time to celebrate

Outcomes

- ❖ increasing number of high quality buildings appearing
- ❖ Savings of at least £1.2M per framework already achieved
- ❖ Greater certainty and ease of procurement
- ❖ Sustained workflows lead to consistent skilled employment opportunities and regeneration

Success – a time to celebrate

Participation

- ❖ 36 out of 46 East Midlands Councils now involved
- ❖ One police authority has committed schemes
- ❖ One charitable organisation enquiring
- ❖ Available to any public sector organisation

Success – a time to celebrate

Training and Development

- ❖ First UK Virtual construction Academy
Feb 2010
- ❖ Improves construction skills across sectors
- ❖ Helps regeneration of area through focused training

What have we learnt

- ❖ Collaboration brings added value compared with individual traditional procurement approaches
- ❖ Reductions in risk in time, cost and quality
- ❖ Very cost effective for small authorities
- ❖ A shift is needed from traditional practices
- ❖ Valuable spin offs with working together
- ❖ Opportunities for wider public and third sectors

Where do we want to go?

Ongoing project work

- ❖ FM services
- ❖ Construction consultants
- ❖ Flexible procurement (e.g. design and build)

Where do we want to go?

Strategic asset management (1)

- ❖ Early work to investigate current practice across region
- ❖ SCAPE has REIP funding to develop best practice and peer support
- ❖ Involvement of local authorities, police, fire, health (PCT/Trusts) Universities, Colleges

Where do we want to go?

Strategic asset management (2)

- ❖ opportunities for further collaboration around systems and specialist services
- ❖ Shared premises and greater customer access
- ❖ Enhances opportunities for shared services functions
- ❖ Potential for an East Midlands Asset management Strategy

Where do we want to go?

Common asset ownership

- ❖ All public assets held by a common agency
- ❖ Balanced rationalisation opportunities across a wider asset base
- ❖ Greater flexibility and common management approaches based on best practice
- ❖ Eliminates abortive conflict over assets
- ❖ A good platform for delivering best value

Where do we want to go?

Sustainable Communities

- ❖ Key role for local authorities
- ❖ Use the asset base to support:
 - ❖ community development
 - ❖ Sustainable construction
 - ❖ Setting an example
- ❖ Co-location opportunities delivered
- ❖ Sharing and enabling asset use
- ❖ Managing the expectations of asset transfer

Where do we want to go?

Shared technical services

- ❖ Pooling expertise and technical processes
- ❖ Retention of increasingly challenging business and technically linked skills
- ❖ Creating opportunities for long term career development
- ❖ Increasing access to specialists and specialist knowledge
- ❖ Potentially better value for money

Where do we want to go?

Funding opportunities

- ❖ Bulk buying of finance on competitive terms
- ❖ Levering additional finance from a the asset base
- ❖ Potential for more costs effective delivery than PFI type projects
- ❖ Supports the development of a single organisation

Where do you want to go?

How can EMPA assist your organisation to deliver it's core outcomes?

What areas can we explore and develop to everyone's benefit?

Suggestions and greater involvement in working groups welcome

Potential blockers

- ❖ Desire for organisational independence
- ❖ Lack of understanding of how property works
- ❖ Lack of skill in collaborative working
- ❖ Perceived commercial sensitivity
- ❖ Lack of government joined up thinking
- ❖ etc

Suggestions for moving forward

- ❖ Continue with our strong ambitions and shared vision of excellence
- ❖ Build upon our success and reach for the sky
- ❖ Jointly improve performance across all the public and community sectors
- ❖ Use our combined strengths to lead our communities in positive developments
- ❖ Make the east midlands the best place to be

Our surroundings here at the
National Space Centre can
inspire and encourage us in our
endeavours

EAST MIDLANDS PROPERTY ALLIANCE

Thank you for listening

