

Asset Framework 2025-2030



Riverside



Solihull

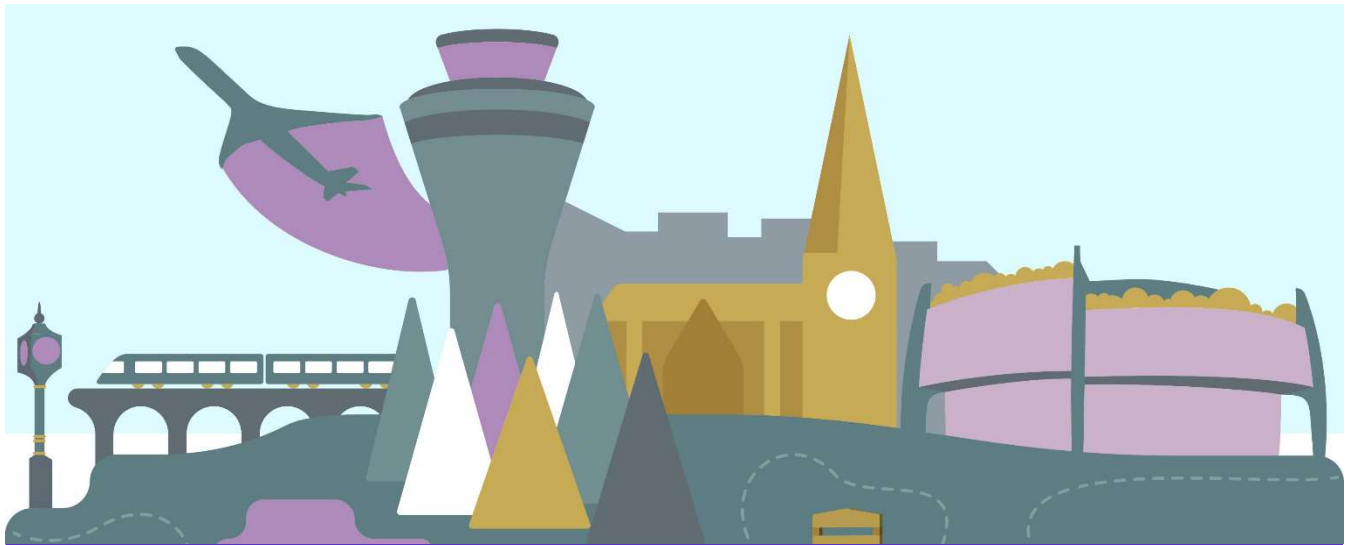


Solihull
METROPOLITAN
BOROUGH COUNCIL

Asset Framework 2025 –2030

Solihull Metropolitan Borough Council

This framework sets out the estate management objectives and actions for Solihull Council, aligning governance and financial strategy to optimise property use, defining support to services, and guidance for future Council asset investment.



1. Preface

Councillor Bob Sleigh OBE

Cabinet Portfolio Holder - Resources



This document is the first 5-year view of the Council's estate since the introduction of a Corporate Landlord operating model and provides a Council-wide perspective on how the function will support both the Council Plan and the Medium Term Financial Strategy.

The Corporate Landlord is not a single individual nor a single team, instead it is a collaboration of the Property Services, Facilities and Corporate Land teams who work together to support Council services and residents by providing good quality assets in the right places.

Over the coming years there is the challenge of delivering financial savings through disposing of assets no longer required and ensuring we occupy space efficiently where we use our assets.

No doubt change will happen over the next five years and so we will produce an annual plan of priorities that will be approved by the Resources Cabinet member as well as regularly report on progress to the Corporate Leadership Team and members.

The ambition is for the Council to have the right property at the right time in the right place and this framework provides the roadmap on how this will be achieved.

Signed:

Date: October 2025



Contents

1. Preface	3
Councillor Bob Sleight OBE.....	3
2. Strategic Overview	5
Introduction	5
National Context	6
Council Plan: Context	7
Medium-Term Financial Strategy	8
The Council's Assets	8
The Corporate Landlord	9
Corporate Landlord Process	11
Decision Making and Governance	13
3. Asset Framework Work Priorities.....	15
1. Supporting Economic Growth and Regeneration.....	16
2. Solihull Town Centre Masterplan	17
3. Estate Efficiency	18
4. Net Zero	21
5. Enabling Communities	22
6. Maximising Income	23
4. Annual Updates on Work Priorities.....	25
5. Projects Delivered	27

2. Strategic Overview

Introduction

The Council has a diverse portfolio of land and property assets, including operational assets, having a value of £1,273M as at 31 March 2025. A full list of the Council's assets is available on the Council's website.

With competing demands over public sector and local government finance, it is essential that the Council's land and property assets are suitable, sufficient and sustainable, whilst being as efficient as possible. Our assets need to be fit for purpose, meeting the needs of our services whilst ensuring they align to our Asset Strategy and Council Plan objectives

About this Framework

This framework sets out what we want to achieve, how we make decisions, and actions we intend to complete to deliver sustainable and efficient estate solutions.

It sets out the governance for property management including our approach to prioritisation and decision making.

The framework supports our aim of optimising the capacity and utilisation of property whilst meeting service user requirements.

Sections 3 and 4 of the Asset Framework will be reviewed annually to ensure plans remain relevant and guidance to make decisions remains appropriate.

Reviews will align to the timeline for review of the Medium-Term Financial Strategy (MTFS) with reference to the Capital Strategy, which outlines the Council's investment in assets. This is so resources can be fully aligned to Council priorities and services assessing their future assets requirements.



National Context

Solihull remains one of the highest performing economies in the UK. Our economy supports more than 151,000 jobs and on a per capita basis is the 4th largest labour market outside of London and the South-East. Furthermore, Solihull generates economic output worth over £9.32bn and is home to significant regional assets such as Birmingham Airport, the NEC and Jaguar Land Rover (JLR).

As a key driver of economic growth for the region, we expect the borough to feature prominently in the West Midlands Combined Authority's Growth Plan, which is aligned with the Government's national growth mission. We are promoting and supporting the economic opportunities in Solihull through our Place Based Strategy. Nationally, economic growth, productivity and wage increases have been subdued over recent years and household incomes have been squeezed as a result.

Below average GDP growth is projected to continue, due in part to the continued global uncertainty. However, Solihull has strong economic foundations and is well-placed to weather any storms.



This Framework is supported by other documents including local policies and guidance relating to property asset management, available on the Council's website.



Council Plan: Context

The Council Plan (2025 – 2030) sets out the overall strategic objectives of the Council. It sets our ambition and how we will deliver Our Vision - Solihull: a great place to live, work, invest and enjoy.



How the Council utilises and develops assets plays a key role in achieving a number of outcomes. The Council Plan also sets out

'how we will work' which form a basis for our strategy for our Assets.



Medium-Term Financial Strategy

The preparation for the 2025/26 Medium Term Financial Strategy (MTFS) identified significant financial gaps and resulted in the Council securing Exceptional Financial Support from the Ministry of Housing, Communities and Local Government. This allows the Council to utilise capital receipts from asset sales.

In 2024, the Council's Financial Sustainability Board (FSB) asked the Corporate Landlord to identify options to reduce revenue costs through the current estate and also identify property suitable for disposal or repurposing to assist in tackling our spending pressures.

The Council's financial sustainability is imperative to the delivery of our ambitions. We need to ensure that costs stay within available funding, whilst still delivering the services that people need.

The Asset Rationalisation priority under the Corporate Delivery Board, is aiming to deliver:

Overall reduction in the number of buildings that the Council holds, allowing surplus buildings to be disposed of and the most efficient and effective use of the buildings that the Council retains.

Delivery

Through the Corporate Delivery Board, five workstreams are working towards making savings that will help deliver a balanced financial position for 2025/26 and onwards. One of these five workstreams is 'Asset Master-planning and Delivery'.

The Council's Assets

The Council portfolio of assets is diverse, including both land and property. These include commercial, non-operational and operational assets, having a value of £1,273M (including £533M for Council housing) as at 31 March 2025. A full list of the Council's assets is available on the [Council's website](#).

To support the objectives of the Council Plan and help deliver the Plan outcomes, we have focused on a number of priorities specifically related to our assets.

Our assets will contribute to: -



Adding Value

Contribute revenue savings and best value to support service delivery



Aiding Economic Development

Provide appropriate accommodation to encourage economic development and local businesses to flourish



Supporting Housing Need

Provide accelerated delivery of social and broader housing need

The Corporate Landlord

To ensure a strategic asset management function is in place, we have moved to a Corporate Landlord Model of management.



The aim of the Corporate Landlord was to ensure a “centralisation of all land & buildings, ensuring consistent asset management to support the delivery of all Council services”. This has enabled longer term asset planning through the development of this Asset Framework, centralised decision-making concerning assets, and improved links to financial planning and resources.

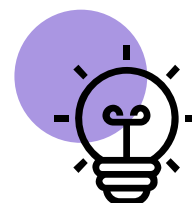
The main principles officers wanted to achieve to provide the consistency were:

- Responsibilities for each operational asset are defined for the occupant and the Corporate Landlord
- All assets are a corporate resource
- All operational asset budgets are centralised
- All operational assets will be compliant and reported via the annual assurance statement
- Decisions for any changes to operational assets are completed through an agreed central process
- Longer term strategy for our assets is embedded

The corporate landlord provides oversight, leadership, advice and guidance with governance that is aligned to the Council’s priorities and service needs. Whilst the strategic objectives provide a clear direction of travel, the corporate landlord enables the Council to deliver its objectives by providing all property management services, strategic advice, consultation and decision making from a single centralised point. This is the delivery mechanism for the objectives within the Asset Framework. The Corporate Landlord services include: -



- ☑ Strategic Estate Planning
- ☑ Capital Programme Delivery-Client, Contract, Project Management
- ☑ Asset Management-condition, suitability, space planning
- ☑ Building Compliance- Statutory and Planned Preventative Maintenance
- ☑ Building Repairs and Maintenance-reactive and minor works
- ☑ Energy / Decarbonisation approaches and management for council assets
- ☑ Facilities Management
- ☑ Data Management-Providing good quality asset data for decision making
- ☑ Estates Management Service
- ☑ Corporate Property Valuation
- ☑ Management of the Council’s Investment property
- ☑ Commercial Development for Regeneration and Growth



Our Partners

Where appropriate we will enable our communities by supporting third-party providers with accommodation to deliver diverse community needs and relieve pressures on direct Council provision. Considerations will also include accommodation requirements identified as part of service contracts.

Our in- house property teams at Solihull Council

Key to delivering the Corporate Landlord service is having effective teams that deliver the wide-ranging activities.



These Teams Include:

Corporate Property Services

This team consists of **Corporate Property Services** who manage and deliver maintenance to the Council's non-domestic properties including schools, and **Corporate Facilities**, who ensure the provision of soft FM services for Council operational buildings. These include services such as portering, cleaning, security and washroom services amongst others. The facilities team also act as a link between property teams and building managers in the council's operational buildings. Maintenance services can also be offered to a range of other public bodies and Academy schools through partnership working with GRAHAM FM.

These services ensure that buildings remain compliant with statutory and health & safety requirements and ensure services can continue to deliver their services from a suitable building. The teams also support strategic aims including decarbonisation of buildings to meet the Council's aspirations for Net Zero.

✂ Core services include: -

- Statutory and Planned Maintenance
- Reactive repairs
- Minor Works
- Capital Refurbishment
- Project management
- Energy Assessments & Decarbonisation
- Asset and Condition surveys
- Structural Support service
- Soft FM services



Strategic Land

The Strategic Land team serves as the Council's advisor on land and property matters, shaping the overarching estate strategy and delivering measurable value across the portfolio. Operating at the heart of Council activity, the team ensures that our property assets are aligned with service needs, community priorities, and long-term growth ambitions.

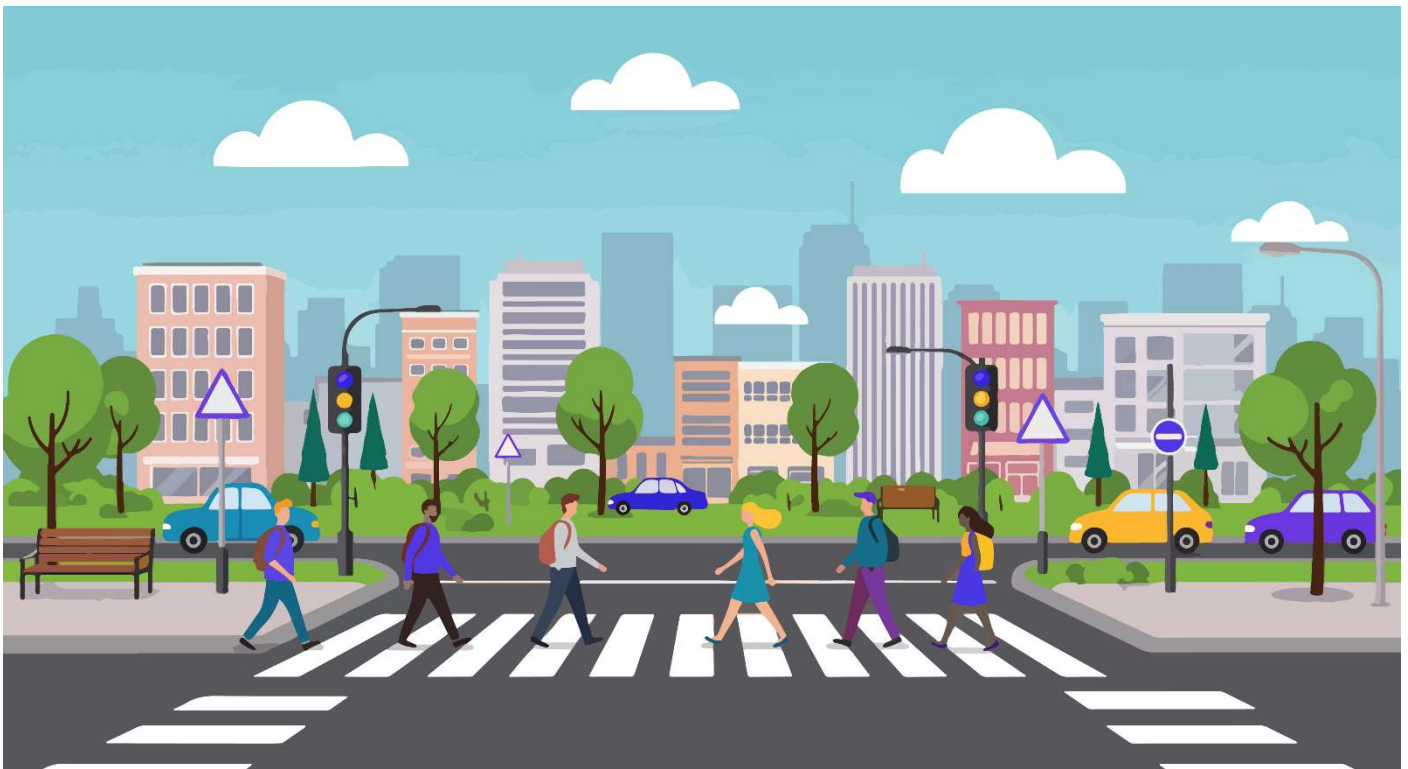
From enabling the delivery of school places to overseeing the construction of new facilities, Strategic Land plays a critical role in both operational and strategic outcomes. The team's expertise spans specialist property management, development viability assessments, and statutory responsibilities such as annual portfolio valuations and the maintenance of key asset registers.

By driving efficiency, maximising income, and safeguarding community value, Strategic Land ensures the estate is not just fit for purpose—but fit for the future.

✂ Core Functions include

- Estate Strategy – Defining and implementing the Council's long-term property vision
- Property & Land Development – Unlocking development opportunities and enabling regeneration
- Asset Management – Maximising income and optimising asset performance
- Portfolio Valuation – Delivering robust annual valuations to support financial planning
- Building Design, Delivery & Project Management – Leading on capital projects from concept to completion
- School Asset Support & Estate Development – Ensuring educational infrastructure meets evolving demand





Corporate Landlord Process

The Corporate Landlord holds overall responsibility for all land and property assets. Any required changes to the structure and fabric of buildings and/or changes that result in 'people' moves need to be considered through the agreed governance arrangements.

This will ensure we have the most up to date information on asset utilisation, that any proposals meet strategic aims, and any works to properties are completed in line with legislative requirements.

The changes outlined below require Corporate Landlord consent. A process has been implemented to enable services to outline the proposed change and submit this via a 'Part A' consent application form.

- Acquiring property space / moving to an alternative location / moving team into a new building
- Vacating a building or giving up space / possession or part of a building
- Developing / extending any part of a building
- Selling the whole or any part of a building
- Demolishing the whole or any part of a building
- Letting External Organisations occupy space
- Including accommodation requirements in a Contract or Contract Change Notice

guiding principles have been identified to inform the estate response to future occupation of the Council's main administrative sites that are ideally located for residents to access services:

- Services should be front facing delivering accessible citizen services in the catchment area if needed
- There is consideration of services where residents need to access in person
- Spaces are appropriate for the business function and service delivery needs
- There is consideration for back-office space required that need to physically interact with the front facing service delivery to residents



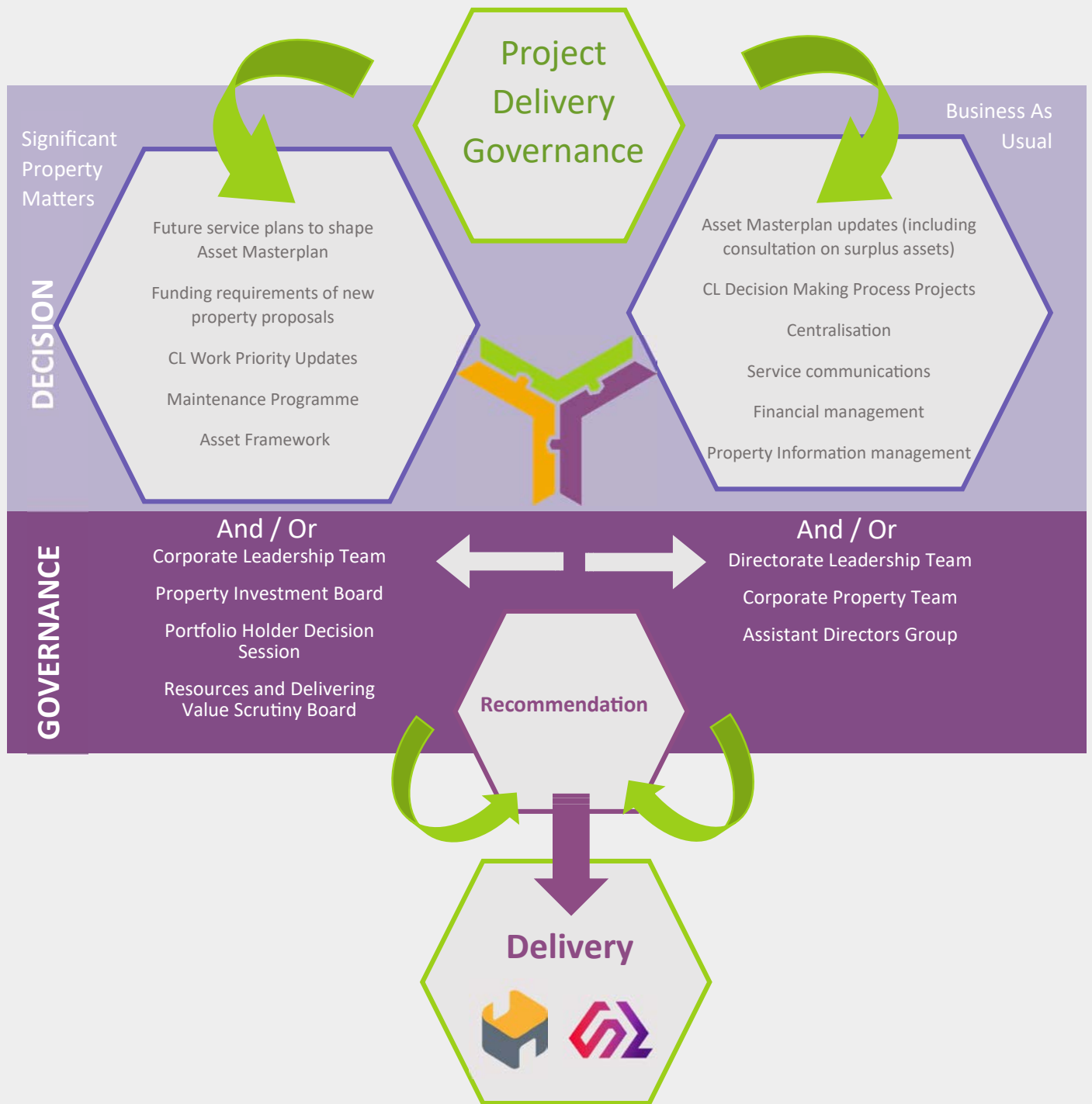
Decision Making and Governance

The Corporate Landlord governance structure includes a 'Corporate Property Team' that meets regularly. The Corporate Property Team is the advisory body for any property related matters to be discussed and recommendations made, in line with the Asset Management Strategy, Asset Masterplan, Corporate Priorities and the Council Plan. Recommendations are then escalated through to the relevant governing process and / or decision-making session (as appropriate).



CORPORATE LANDLORD

Depending on the project's size and complexity, it must be reviewed and approved through the appropriate governance mechanism



3. Asset Framework Work Priorities

2025-2030



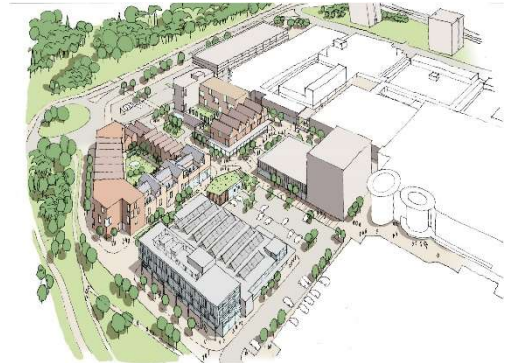


1. Supporting Economic Growth and Regeneration

Strategic Land & Property provide advice on land and property aspects of UK Central projects, including acquisitions and disposals of land, compulsory purchase orders (CPO), valuation, procurement of developers and letting agency support, to assist in delivery of the projects.

North Solihull

Strategic Land are supporting key projects in the North of the Borough, through leveraging our estate. The UK Central Hub is a thriving 1,300-hectare mixed-use commercial site in Solihull, just off Junction 6 of the M42 motorway. It is home to Birmingham Airport, the National Exhibition Centre (NEC), Birmingham International Station, Birmingham Business Park, JLR, and the 140-hectare Arden Cross development site which will be the location of the new HS2 Interchange Station. North Solihull is strategically located next to the UK Central Hub and has a strong track record for regeneration activity in Solihull. Key projects include Chelmsley Wood Town Centre and Kingshurst Village Centre Regeneration Project.



Site UK2 is an allocated site for employment use under the Solihull Local Plan (2013). Negotiations are currently taking place with a view to agreeing a Memorandum of Understanding with a number of landowners adjoining the Council-owned land, to ensure that the parties' objectives and interests are aligned to enable a comprehensive masterplan to be brought forward for the site as a whole. We are also liaising with developers and Transport and Highways colleagues to facilitate the commissioning of the traffic modelling work required to inform the masterplan for the development.

2. Solihull Town Centre Masterplan



Mell Square

Solihull town centre is an established and popular thriving commercial centre with an enviable reputation for the opportunity, connectivity and the lifestyle it offers. We are seeking to enhance the existing retail offer, visitor experience, and nighttime economy through the Solihull Town Centre Masterplan. One of the key projects within the Masterplan is the regeneration of Mell Square. In November 2024, the Council entered into a Development Agreement with our preferred bidder, Muse Places Ltd. In March 2025 Muse submitted a hybrid planning application for up to 1,600 homes as part of a new mixed-use neighbourhood, which includes shops, cafes, bars, restaurants and public spaces.



3.Estate Efficiency



Asset Masterplan

The 2025/26 approved three-year MTFS includes savings required through agreed disposals or operational estate rationalisations as set out below. The monitoring of progress against these targets sits within the Asset Master-planning workstream and is overseen by the Corporate Delivery Board.

2025/26	2026/27	2027/28	Post-2028
£4,972,000	£1,535,000 - £1,785,000	£2,175,000	£340,000



The Asset Framework supports our aim of optimising the capacity and utilisation of property, particularly operational properties, whilst meeting service delivery needs. By aligning our operational assets, rationalising and optimising these, the aim is to provide the right property, fit for purpose, in the right place, working collaboratively with services to identify and respond to business needs. This should facilitate withdrawal from leased-in properties, where services previously rented space, disposal of properties that do not align to our asset strategy, and investment in retained property to ensure suitability for purpose and contribute to the Councils Net Zero aspirations.

This will also enable the Council to reduce revenue costs, maximise occupancy, based on 3:10 occupation ratio (unless otherwise agreed). The Corporate Landlord also supports engagement with our One Public Estate Partners to explore potential co-location options and optimising the use of our joint assets to meet the needs of residents and create efficiencies across organisational assets. These synergies can enable closer working relationships to improve services for residents and customers.

Where an asset has been declared surplus to requirements by the Corporate Landlord in it’s current use, the asset will be reported to the Assistant Directors Group for consultation as to whether there maybe an alternative service use for the asset.

The Corporate Delivery Board Transformation Programme will require asset support in delivering it’s objectives for a place-based working, providing services from the right locations and the right assets. This may be wider than Council assets and how we may approach Community partners and the use of their assets to create a ‘community hub’.

Improve Systems for Property Data Management

A review of our current property data management systems to demonstrate that we are identifying opportunities to maximise income, have effective data to support the ongoing estate strategy and key priorities within this Asset Framework and tools to automate data management.

Creation of a new Household Waste Recycling Centre (HWRC)

The Borough's only existing Household Waste Recycling Centre (HWRC) is located at Coventry Road, Bickenhill, and was originally developed in the early 1980s and is held by the Council on a lease-term. A long-term solution for the delivery of the service is required to meet the Council's statutory obligation to provide an HWRC facility for the local community under section 51 of the Environmental Protection Act 1990, which meets the future demands of the publicly accessible HWRC facility, and a waste transfer station through the projected increase in housing across the Borough. The Corporate Landlord are supporting the service with property solutions and developing the future business case on the preferred solution



Waste services have a number of challenges going forward, in that they are facing several planned changes under the Environmental Act, with the latest requirements being outlined within the Environment Act 2021, namely, to collect food waste separately. Corporate Landlord are working with the Waste Services Team to plan the addition of food waste collections into existing facilities.

Maintenance Programme

The Council's maintenance programmes for operational assets and maintained schools are considered in the first instance by the Corporate Property Team. The programmes are approved by the Resources cabinet portfolio holder for corporate buildings and the Children's cabinet portfolio holder for schools. The programmes are primarily aimed at maintaining assets as opposed to enhancing them, however, funding has now been included to support decarbonisation related projects. Projects are identified from a combination of the outcome of stock condition surveys, end of year increased repair liabilities meaning not economically advantageous to continue repair, and support of the Council's asset masterplan priorities for decarbonisation. The works requirements are prioritised and relate mainly to structure, fabric and mechanical and electrical service elements of the buildings and are cash limited. There are also a number of corporate properties in the asset masterplan that would be subject to future wider redevelopment or disposal. These properties are subject to minimal works to maintain legislative compliance and complete essential maintenance works only. Therefore, these are normally excluded from the maintenance programme.

Please refer to appendix 2 for detail on the programme.



School Place Provision

The school estate is divided broadly into different responsible bodies: local authority; academy trusts and the diocesan authorities. Effective asset management in the school estate relies on strong collaboration between all responsible bodies. This ensures that resources are used efficiently, statutory requirements are met, and the school environment supports educational outcomes.

The Solihull Education Sufficiency Strategy aims to ensure that children and young people in Solihull can access the right setting for them, across all stages of their education, at the right time, and in the right place and to ensure that there will be sufficient places to meet current and future needs.

This Strategy, and its annual sufficiency updates for early years, mainstream and special educational needs, which outline the forecast pupil numbers and proposed solutions or projects needed to ensure the sufficiency of education places is maintained, closely informs the Children's Services Capital Programme (CSCP) which is managed by Strategic Land. We work with the School Place Planning Team and collaboratively with the varying responsible bodies across the school estate, to deliver priority projects. Funding to the programme predominantly comprises capital grant allocations from the Department for Education as well as Section 106 developer contributions secured specifically to address the impact of housing development.



Recently delivered schemes:

- ✓ Cheswick Green Primary school expansion
- ✓ Alderbrook School expansion
- ✓ The Canopy- Primary Alternative Provision
- ✓ Daylesford Academy - Secondary Alternative provision
- ✓ The Apollo- Primary Alternative Provision
- ✓ St Peters – new classroom block
- ✓ Tudor Grange Academy Solihull – new classrooms
- ✓ Heart of England- suitability works associated with short term increase of pupils
- ✓ Langley school – suitability works associated with short term increase of pupil
- ✓ Forest Oak Special School – creation of new satellite at Oakwood



Key projects in the next 5 years include:

- ✓ Site preparation works for new Special Free school under the national Department for Education Special Free School Programme.
- ✓ Expansion of places at Reynalds Cross Special School
- ✓ Development of up to 2 new primary schools in response to housing development.
- ✓ Expansion of up to two secondary schools in response to housing development.
- ✓ Expansion of early years childcare across the borough.



4. Net Zero



Net Zero

The Government has committed the UK to a legally-binding 'net zero' emissions target by 2050. In July 2019, the West Midlands Combined Authority (WMCA) set an ambitious target of reaching net zero emissions no later than 2041. In October 2019, Solihull Council unanimously agreed a statement of intent with ambitions to achieve net zero emissions for the Council's own operations by 2030 and for the Borough by 2041. This has been set in line with WMCA. The Council has a Climate Change Action Plan (formerly Net Zero Action Plan) that sets out how this will be achieved, and the Asset Framework will support the delivery of carbon reductions for Council owned assets.

Carbon Budgets

Carbon Budgets are set for the Council's corporate operational assets. These targets should be achieved by developing a portfolio of low/zero carbon buildings, for instance by: -

- ☑ disposal of unsuitable buildings
- ☑ targeted investment to reduce carbon in retained buildings
- ☑ switching to zero carbon electricity tariff
- ☑ switching to zero carbon gas tariff
- ☑ changing behaviours and culture of asset occupiers

By having a strategic view of assets, the Corporate Landlord will develop standards to ensure that energy efficient stock is maintained. These standards will also be applied to new buildings and properties leased by the Council for service delivery.

An 'Approach to net zero' has been developed for corporate operational buildings which seeks to underpin the Council's 'Net Zero Carbon' ambitions and support the Council's approved 'Climate

Change Action Plan'. This approach focuses on emissions that are owned or controlled by the Council including direct emissions (Scope 1) from owned or controlled sources – for example on site energy used in buildings, for instance natural gas when running boilers and Scope 2 emissions from generation of purchased or acquired energy, like buildings use of electricity, generated offsite and consumed by the Council.

The Public Sector Decarbonisation Scheme fund (PSDS) previously administered by Salix has been delegated in the midlands region to the WMCA. The scheme supports the aim of reducing emissions from public sector buildings by 75% by 2037. Solihull are part of a building retrofit pilot that includes eligible public sector buildings and schools. Allocations will be on a three-year basis from 2025, and applications are developed to draw down funding to support decarbonisation of buildings.

5. Enabling Communities



The Council is committed to providing strong leadership and support to the Voluntary, Community and Social Enterprise (VCSE) sector. The Corporate Landlord will explore the opportunities for the use of Council assets to help support areas of community need identified by service departments in line with the strategy.

Assets of Community Value (ACV)

The Council has a statutory requirement to maintain a register of ACVs, the statutory provisions are contained within the Localism Act (2011). The English Devolution and Community Empowerment Bill will update the regime and introduce the Community Right to Buy and Sporting Assets of Community Value.

The Council's register of ACVs contains entries where we have received nomination applications. The Council is working to proposed new Clause 86G of the Localism Act to identify assets which meet the new definition provided within the Act of an ACV. The new bill will see the position of community groups strengthened significantly giving a new right to community groups the first opportunity to purchase ACVs and allowing more time to raise funds by extending the moratorium from 6 months to 12 months.

Working collaboratively with officers from Communities and Solihull Community Housing, the Corporate Landlord require an understanding of those areas within the Borough that have an under, or for that matter, an over provision of facilities.

Community Asset Transfer (CAT)

Community Asset Transfer (CAT) is the process where a public body transfers the ownership, lease, or management of land or buildings to a community organisation, which have been declared surplus or suitable for community management. The asset can then be used for community benefit or unlock benefits that would not otherwise be realised by the Council.

The Council work to a standing order that the Council will not transfer the freehold of any asset or grant a lease in excess of 21 years without such cases being taken as an exception and individually reported as a disposition to Cabinet. A lease of up to 21 years provides a sufficient term for community organisations to make their own grant funding applications and guards against the risk of longevity of any individual organisation. The retention of the freehold by the Council is an overriding principle to ensure adequate control over use and continuation of community benefit.

The Council's Policies on the above can be found on the Council website.

6. Maximising Income



Accelerated Housing Programme

In 2018, the Council secured funding from the 'SOC2 – Maximising Opportunities for Infrastructure and Growth programme from the West Midlands Combined Authority (WMCA)'. This funding was awarded to enable the early delivery of housing through individual sites, which the Council holds a land interest in, by resolving multi-disciplinary challenges to site development such as: landowner co-ordination, design co-ordination around individual site constraints, analysis of associated infrastructure provision (i.e. schools) and relocating existing uses off site.

The objectives of the UKC Accelerated Housing Delivery Programme are to:

- Maximise residential development opportunities to deliver new mixed tenure housing,
- Utilise existing SMBC land interests,
- Build partnerships with neighbouring landowners,
- Target strategic acquisitions.

The programme involves close collaboration with colleagues across the Council, including planning, highways, UK Central PMO, Finance, Corporate Procurement Service, Legal Services, Housing Strategy team and Solihull Community Housing (SCH).



Asset Income Generation

A key priority for Strategic Land and Property is developing an Asset Income Strategy for 2025 – 2030, through:

- ☑ Unlocking value of underutilised assets, to generate best value and development opportunities
- ☑ Increased income generation via Council's commercial property portfolio
- ☑ Lease events: officers acting on but not limited to, rent reviews, lease renewals, and letting of void properties.

Valuation of the Estate

Valuation services to provide estimated market values and rental values, which are used to inform the decision-making process for the estate strategy and to support the maximisation of income during lease events. Through Corporate Landlord, officers will ensure that valuation services are provided to all Council Assets and advise on all land and property matters to ensure services achieve best value from their assets.



4. Annual Updates on Work Priorities

	2025/26	2026/27	2027/28	2028/29	2029/2030
Asset Income Generation					
Asset Income Generation	Acting on lease events, unlocking value of underutilised assets through Estates Strategy and increase income generation through Council's commercial portfolio.	Acting on lease events, unlocking value of underutilised assets through Estates Strategy and increase income generation through Council's commercial portfolio.			
Accelerated Housing					
Accelerated Housing	Approval of SOC2 CRF	Preparation of OBC's for submission to WMCA			
Economic Development					
North of Solihull	To advise the UKC team on a number of workstreams including a review of the Chelmsley Wood Town Centre masterplan options, negotiations with adjoining landowners and potential tenants/development partners, and to facilitate the appointment of an advisor to provide further support and advice on the above matters.				
	To advise the UKC team on all land and property matters in connection with the Kingshurst Village Centre development, including reviewing the strategic delivery options for the masterplan and undertaking rental valuations and negotiations with prospective tenants for the spaces within the new development.				
	To advise the UKC team on variations to the existing Development Agreement to enable the accelerated delivery of the scheme, and to facilitate the procurement, selection and appointment of a monitoring surveyor for the development.				
UK2	Facilitate the progression of the masterplan for the overall development and are engaging with the other development partner for the site				
Creation of a new HWRC					
HWRC	Formulate and obtain approval for Business Case	To be developed once business case approved by Cabinet			
Valuation of the Estate					
Valuation of the Estate	Continued valuation services to inform decision-making on the estate strategy and support maximisation of income.	Continued valuation services to inform decision-making on the estate strategy and support maximisation of income.			
Improve Systems for Estate Data Management					
Data Management	Define requirements and allocation of resource to assist.	To be defined post-2025/26			

	2025/26	2026/27	2027/28	2028/29	2029/2030
Asset Masterplan					
Performance to target capital realisations agreed with Property Investment Board and Corporate Delivery Board.	Cabinet approval to progress disposal of five sites Operational asset review and proposals for rationalisation have been issued to CLT for approval	Approval for asset disposals Operational asset rationalisation to be completed	Approval for asset disposals Sub-lease of key operational assets in North	Approval for asset disposals Termination of lease office space in North of Borough	
Community Assets					
Refresh policy wording for CAT	Working with Head of Stronger Communities to refresh wording				
Agree documentation to support existing processes / policy	Establbish working group and roles and responsibilities within process.				
Net Zero					
Secure funding to contribute toward decarbonisation of operational assets	Stage 1 application to WMCA Building retrofit Pilot; Development of project pipeline, project designs and feasibilities and programmes. Stage 2 application for future years project delivery.	 Project Delivery WMCA Retrofit Funding	 Project Delivery WMCA Retrofit Funding		
Maintenance Programmes					
See appendix B	Corporate Programme Schools Programme	Deliver programme Projects Deliver programme Projects	Deliver programme Projects Deliver programme Projects	Deliver programme Projects Deliver programme Projects	Deliver programme Projects Deliver programme Projects
Mell Square					
Mell Square	Hybrid Planning Approval Phase 1 Reserved Matters Phase 2 Reserved Matters Vacant Possession of Phase 1 and 2	Phase 1 Start on Site Phase 2 Start on Site 	 	Phase 3 Start on Site 	
School Place Provision					
School Place Provision	Site preparation works for new Special Free school under the national Department for Education Special Free School Programme. Expansion of early years childcare across the borough.	Site preparation works for new Special Free school under the national Department for Education Special Free School Programme. Expansion of early years childcare across the borough.	Expansion of early years childcare across the borough.	Expansion of early years childcare across the borough.	Development of up to 2 new primary schools and expansion of up to two secondary schools in response to housing development.

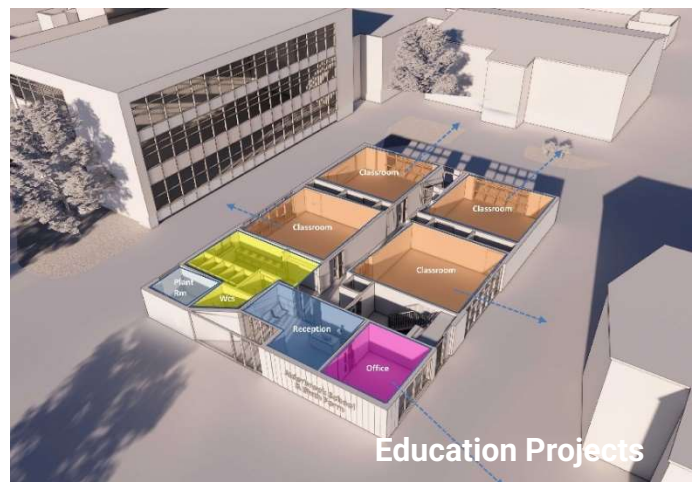
5. Projects Delivered

What we've done.

- ✓ Lettings – including Council House
- ✓ Corporate Landlord Intranet
- ✓ Sport England funding
- ✓ New strategic partnering contract
- ✓ Solar PV on leisure centres
- ✓ Tudor Grange – heat network energy centre
- ✓ St Peter's Catholic Secondary school
- ✓ Daylesford Academy
- ✓ Four Family Hub Centres
- ✓ Supporting development of the Mell Square Masterplan



Family Hubs







St Peters Classroom Block

