

LBH - Facilities Management



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LBH – Facilities Management



Agenda Items

- Corporate landlord
- FM Restructure
- FM Procurement Strategy

Corporate Landlord



Overview

- Set up in 2012 with the main to meet Statutory compliance obligations.
- Incorporates 80 buildings including office accommodation, libraries, social care, parks, parks depot, leisure, housing offices (excludes Housing buildings), crematoriums and some of the Education buildings.
- Challenges Overview
 - Properties in poor state of repair.
 - Park Buildings were worst affected by lack of repairs and maintenance.
 - Many buildings did not meet Statutory Compliance.
 - Inconsistent approach to managing the properties.

Premises currently within the Corporate Landlord Model



Corporate/Offices	Central Library (Offices)
	Chippenham Road housing office
	Farnham Road housing office
	Hitchin Close housing office
	Langtons House & Stable Block
	Macon Way housing office
	Mercury House, including PASC
	River Chambers
	Tollgate House
	Town Hall
	Turpin Avenue housing office
	Waterloo Road housing office
Libraries	Central Library
	Collier Row Library
	Elm Park Library
	Gidea Park Library
	Harold Hill Library
	Harold Wood Library
	Hornchurch Library
	Rainham Library
	South Hornchurch Library
	Upminster Library
Depots	Bedfords Park Depot
	Central Depot
	Central Park Depot
	Cottons Park Depot
	Dorking Walk Depot
	Gidea Park Depot
	Harrow Lodge Park Depot
	Market Car Park Depot
	New Windmill Hall (Upminster Park) Depot
	Park Lane Depot
	Penrith Depot

Premises currently within the Corporate Landlord Model



Cemetery Buildings	Hornchurch Cemetery
	Rainham Cemetery
	Romford Cemetery
	South Essex Crematorium
	Uminster Cemetery
Adult Social Care	Avalon Road Centre (formerly Nason Waters)
	The Hermitage
	Yew Tree Lodge/Resource Centre
Public Conveniences	Tollgate House (Market) toilets
Education – non schools	Europa Centre
	Havering Music School
Culture & Leisure	Hornchurch Sports Stadium
	Central Park Pavilion
	Cottons Park Changing Rooms
	Gidea Park Cricket Pavilion
	Harrow Lodge Cricket Pavilion
	Havering Country Park
	King Georges Playing Fields
	MyPlace
	Raphaels Park Pavilions and Lodge House
	Rise Park Pavilion/ Café
	Spring Farm Park Football & Cricket Pavilions
	Westlands Playing Fields Pavilion
	Angel Way – Parking Services (CEOs’) office

Corporate Landlord



Condition Surveys

Five yearly condition surveys were commissioned to:-

- To forecast and manage the R&M budget over a five-year term.
- Identifies remedial works categorised by priority.
 - Priority 1 – Urgent works
 - Priority Two – Amber (12 – 24 months)
 - Priority Three – Non Urgent works

Corporate Landlord



Repairs & Maintenance Expenditure includes:-

- Programmed servicing and compliance – scheduled servicing and maintenance of plant and equipment including statutory inspections to ensure compliance.
- Reactive works - e.g. make safe and board up, burst pipes, blocked drains etc.
- Specified works – using any unallocated balance remaining from the above two, based on evidence of condition surveys and periodic meetings with Premises Managers. These works typically comprise the maintenance of building fabric which cannot otherwise be capitalised.

Corporate Landlord



Next Steps

Nov 2017 a report was submitted to Strategic Leadership Team to:-

- Consider the expansion of the existing Corporate Landlord model.
- Consider the appropriate budgetary and resourcing arrangements to address compliance issues across as a result of this expansion.
- Proposed Building Assets to be added:-
 - 10 Culture & Leisure buildings
 - 5 Children centres
 - 9 other category type buildings

FM Restructure



Overview

- Proposed Facilities Management restructure formed part of a combined Asset Management restructure originally announced in May 2016.
- FM restructure re-launched again in September 2017
- Asset Management has been allocated a savings target of £2.3m in 17/18 rising to £2.5m in 18/19 onwards across the range of services in scope
- The proposed structure for FM gives a clear differentiation between Corporate Landlord ('Hard' FM) services, which will be a shared service across boroughs and Campus ('Soft' FM) services, which, by their nature of being site based.

FM Restructure



Proposed FM Savings

- The proposed FM restructure will deliver £450k (reducing to approximately £428k after deduction of pension back funding costs) of savings towards the overall target with costs based at Newham's mid scale point for shared and Newham non-shared posts and Havering's mid point for Havering non-shared posts. These figures are exclusive of any pay awards or other inflationary factors from April.

FM Restructure



Time Scales

- Undertake formal consultation
 - 18th September to 17th November 2017
- Finalise assimilation and ring fence proposal
 - December 2017
- Conduct selection processes where necessary
 - December – January 2018
- Staff in post (effective date of new structure)
 - January - February 2018

FM Procurement Strategy



Introduction

- This Procurement Strategy has been produced to help OneSource achieve savings in the cost of goods, services and works, and best use of limited resources in support the Councils' objectives in delivering consistently high quality services that meet users' needs.

Aim

- The aim of the procurement Strategy is to ensure that procurement reflects the Council's core values, corporate aims and objectives and to map out the development and improvement of the Council's procurement function.

FM Procurement Strategy



Objectives of Procurement

The key objectives of procurement are:

- The achievement of optimum value and resulting savings, including:
 - Reducing the risk of contractual failures, time and cost overruns and poor quality.
 - Minimising the cost of procurement
- Demonstrating compliance with the regulatory framework.
- Supporting the delivery of the Council's Corporate and strategic objectives.
- Contributing to the Council's reputation for services delivered in an efficient, effective and ethical manner.