



**CORPORATE SCRUTINY SERVICES  
REVIEW BOARD  
14th January 2021**

# **ITEM 09**

Report sponsor: Strategic Director of  
Resources, Simon Riley  
Report author: Director of Property Services,  
Steven Caplan

## **Updates on the Operation of “Core Buildings” Throughout the Pandemic and the Asset Disposal Program**

### **Purpose**

- 1.1 To update the Board on the operation of the Council's “core” property assets throughout the pandemic.
- 1.2 To update the Board on the Council's property asset disposal program.

### **Recommendations**

- 2.1 To note and acknowledge the operational use of the Council's core assets throughout the pandemic, to date.
- 2.2 To note the Council's property asset disposal program.

### **Reasons**

- 3.1 The Chair of the Board has requested information on the Council's response to the pandemic in so far as its core asset utilisation is concerned.
- 3.2 The Board has previously been advised of the property asset disposal program and this, by way of a PowerPoint presentation will further update the board.

### **Supporting information**

- 4.1 The Council does not categorise its property assets as “core” per se. Therefore, for the purpose of this update I have grouped them as follows: -
- City wide operational buildings, including
    - Council House
    - Kedleston Road
    - Ryecote Centre
    - Stores road
  - Public Service properties
    - Connexions building
    - Royal Oak House
    - Libraries
    - Leisure facilities inc. WC’s and parks
    - Connect buildings
    - Market Hall
  - Schools and education
  - People services
    - Arboretum and Perth House
    - Rosewood and Willows children’s homes
- 4.2 The UK’s first post war substantive national lockdown commenced on 23<sup>rd</sup> March 2020 and ended on 4<sup>th</sup> July 2020. There have been several Tiers (1-4) and regional variations to the lockdown, including a second national lockdown in November throughout, England and operated by each council area. There have been separate rules and arrangements for the devolved regions of the UK.
- 4.3 The unlocking of the first national lockdown which included the closing of schools, all non-essential facilities/series, shops and operations was managed in a phased way. The government issued guidance as to what was required to re-open facilities in a “covid secure” way.
- 4.4 The Council established a covid board and an unlocking the lockdown group, chaired by the Director of property services. The unlocking group as advised by all directors of the essential services to reopen and thus locations to prioritise re opening.
- All facilities have had various covid secure arrangements implemented prior to any reopening. These have included, but not limited to, a covid risk assessment, one way systems created, distance and general signage, sanitisation stations, screens, restricted use areas to increase distance, meeting rooms limited occupation , extra cleaning regimes, EIA’s, PPE where needed provided and any extra measures unique to each asset. These measures could include restricting occupation numbers and extra security, for instance.
- 4.5 The cost of all the covid implications has been collated by finance and DCC have submitted costs claims to the government for direct covid related cost for reimbursement. To date this has equated to approximately £110 000

- 4.6 Of the first group of assets listed in 4.1, the Council House and Stores road have maintained a limited state of openness throughout all the lockdown periods. The availability of these buildings has increased as they have become covid secure. The key message to all staff has, however has not changed and remains, if you can work from home you should. Your place of works is available, (once lockdown measures were lifted) but staff needed to have the approval of managers and FM to attend locations, so we can record movements and restrict numbers/building capacity.

Kedleston Road – closed during initial lockdown. Currently being used to support children’s services, training and DALs.

Ryecote centre – closed during initial lockdown. Reopened for DALs, but with reduced occupancy. As such some of the DLAS activities that would operate from here normally are currently operating from Kedleston Road.

The second group of properties I have listed are public service assets and whilst they were all lockdown during the first closure, they have all reopened in a covid secure way. Of particular note are the following: -

Market Hall has had to adapt to the restrictions specially related to retail operations which means at time all of the hall has closed and other times essential retailers have been allowed to trade.

Connect buildings we have contracts with the tenants we have to comply with. Adaptations have been made to ensure all the facilities are covid secure for staff, tenants and visitors.

The Libraries have all reopened in phased way and operate a click and collect service. Some of the libraries have been run by community services and DCC have supported them in reopening in a safe way.

Leisure, parks and public WC’s have also opened in a phased way and with alterations to be covid secure. All locations have QR readers linked to the NHS app.

Schools and education properties have all reopened in accordance with their own individual safety assessments, meeting the government rules and overseen by education colleagues, school governors and the council’s H&S team.

Finally, the people services assets. Arboretum house & Perth House – no changes throughout. There have been covid outbreaks and special and extra measures have been implemented with team bubbles too operation in phases.

Rosewood & Willows children’s homes – closed for a period due to refurbishment – back with the service for operations. All other children’s homes have remained operational throughout 2020

The second update the Board has requested is with regard to the asset disposal program. This is presented in a PowerPoint format attached to this report.

## **Public/stakeholder engagement**

5.1 None required for this report's purposes

### **Other options**

6.1 None, relevant to this report.

### **Financial and value for money issues**

7.1 None arising from the content of the report

### **Legal implications**

8.1 There are no specific legal issues arising from this report. Legal matters with regard to the subject, are covered by the report material.

### **Climate implications**

9.1 There are no climate implications arising from this report.

### **Other significant implications**

10.1 None. There are no climate impact matters arising from this report.

**This report has been approved by the following people:**

<b>Role</b>	<b>Name</b>	<b>Date of sign-off</b>
<b>Legal</b>	Emily Feenan	05/01/2021
<b>Finance</b>	Alison Parkin	
<b>Service Director(s)</b>	Steve Caplan	05/01/2021
<b>Report sponsor</b>	Simon Riley	05/01/2021
<b>Other(s)</b>		

**Background papers:**

**List of appendices:**