

Report to the Council

Committee: Cabinet

Date: 5 November 2013

**Portfolio Holder: Councillor A Grigg
(Asset Management and Economic Development)**

Recommending:

That a supplementary estimate of £12,681 be approved for 2013/14 to enable the appointment of an additional post of Valuation and Development Surveyor to be made during the current financial year.

1. In April 2009, Cipfa produced an external review of the Estates and Valuation Section and stated that the Council's property portfolio was comparable to a city councils and a London Borough. The report also stated that comparable councils had higher staffing levels and that there was a good case for this Council's 4.4 FTE establishment being increased to 5 or 6 FTE.
2. In recent years the workload of the Section has increased due to proactive asset management of the Council's portfolio and third party land holdings. The Council's portfolio consists of more than 300 properties and a rent roll in excess of £4M per annum. In addition to normal estate management and valuation work the Section is involved in a number of large development and regeneration projects including:
 - (a) Langston Road Retail Park;
 - (b) Sir Winston Churchill PH Site;
 - (c) Oakwood Hill Industrial Estate;
 - (d) St John's Road, Epping;
 - (e) The Broadway;
 - (f) Town Mead Depot; and
 - (g) Pyrles Lane Nursery Site.
3. We are of the opinion that if these projects are not properly resourced they will not progress in an efficient manner to the detriment of the Council's interests. We are therefore proposing to create an additional post of Valuation and Development Surveyor to assist the Chief Estates Officer in progressing existing and future development opportunities in the District.
4. To enable an appointment to be made during the current financial year we are seeking a supplementary estimate as set out at the commencement of this report.