10. Property & Assets Service Profile
(2026/27)

Director:	Chris Jackson
Assistant Director / Head of Service	Nick Howbridge
Portfolio Holder(s):	Cllr Dad
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Purpose of Plan

This Business Plan provides an overview of the service, and sets out its key priorities, high level objectives, key deliverables, and key performance measures. It will be supported by individual team plans which contain more detail about how teams work towards meeting priorities and measuring success.

The priorities and actions set out in the Business Plan focus only on key areas of development, improvement, and transformation, and does not cover all detailed aspects of service delivery. The identified priorities will link directly into the Council's contribution towards the Community Plan and achievement of productivity and savings targets.

Progress against the service plan will be reviewed on a regular basis within directorate teams, by the Corporate Strategy Team, and in consultation with Cabinet Portfolio Holders.

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1. Service Overview

Service Description

The Property & Assets service area is responsible for managing and maintaining the Council's land and property portfolio aligned to the ambitions of the City's Community Plan, and the aims and objectives Corporate Land and Property Strategy. This includes:

- Strategic advice on all land and property matters in accordance with professional standards & practices
- Providing the centralised resource and expertise to deliver a corporate landlord function for the Council
- Generating financial returns through the efficient use of public buildings and the management & disposal of commercial assets
- Managing the Council's managed workspace centres & trinity market
- Providing key facilities management services across the Council
- Ensuring building health and safety statutory building compliance
- Providing both reactive and planned maintenance programmes for the Council's land & property portfolio
- Energy management & contract management of the Council utilities supplier

Strategic Direction / Future Plans

Published in the summer of 2024 the Corporate Land and Property Strategy (2023 – 2030) is underpinned by three main themes set out in the Council's Corporate Plan:

- Delivering economic growth for all
- Creating inclusive, resilient and safe communities for children, young people and adults
- Delivering organisational excellence by working on partnership

These were mapped against the now adopted ambitions of the City's Community Plan – My Life, My Street, My City – that refer to:

- Safe and welcoming neighbourhoods
- A healthier and fairer hull
- Reaching our potential
- Economic growth that works for all
- Responding to the climate change and nature emergency
- Our culture, our heritage, our city

This the led to the development of four guiding principles for the Corporate Land and Property Strategy:

1. Suitability – ensuring land and property assets are fit for purpose, right sized and efficiently used.
2. Sustainability & Energy Efficiency – to ensure that public assets play a pivotal role in shaping a city for future generations.
3. Communities & Place – promoting the inclusive, safe and resilient communities.

4. Professional Excellence –delivering asset management in partnership with occupiers & service customers with robust oversight and governance.

Overall Service Priorities

Service Priority	**Strategic Driver (Community Plan Ambition, Government, Organisational, etc)**
Corporate Land and Property Strategy (2023 –2030)	Community Plan & Council Plan
Business & Financial Management including digital transformation & adoption of Ai	Council Plan
Strategic asset management and active building & facilities management – review policies & procedures to align to strategic objectives	Council Plan & Corporate Property Strategy
Asset and Building Data - Performance Management KPI's for Repairs & Maintenance, Statutory Compliance & Utilisation	Council Plan & Corporate Property Strategy
Financial Performance in terms of portfolio rate of return, revenue generation, cost savings & capital receipts	Council Plan & Corporate Property Strategy
Energy Management Plan to reduce carbon emissions & energy costs	Council Plan & Corporate Property Management
Business Start Up & Job creation through provision of managed workspace centres & small business space/markets	Community Plan, Council Plan & Corporate Property Strategy
Supporting communities and the role of the voluntary & community sector through the deployment of public land and property assets,	Community Plan, Council Plan & Corporate Property Strategy

and improving greenspaces and enhance biodiversity	
To provide a continuous pipeline of regeneration & development projects	Community Plan, Council Plan & Corporate Property Strategy

2. Service Resources and Assets

Staffing and Financial Resources (including grants)

Budget 2026/27	**£000'**		
Staff Costs	9,283	**Budget Changes**	**£000's**
Other Expenditure	13,278	26/27 Efficiency Savings	
Gross Expenditure	**22,561**		
Fees & Charges	-6,735	25/26 Savings undelivered	
Grant Income	-773		
Other Income	-2,089		
Gross Income	**-9,597**		
		Investments	323
Net Expenditure	**12,964**	Funding of Base Pressures	