

*THE
CORPORATE
ESTATE
ANNUAL
REPORT*

FY24/25

Kathryn Ellis FIRR V



The Corporate Estate
Annual Report FY24/25

*KEY
PERFORMANCE
METRICS*





FY24/25

£154.4m Valuation of the Corporate Estate
(£147.2m value of the Corporate Estate FY23/24)

£12.29m Gross income
(£11.27m gross income FY23/24)

7.96 % Gross Yield considered 'very good'
(7.66% Gross Yield FY23/24)

£6.10m Net income has increased by 7.5%
(£5.68m net income FY23/24)



FY24/25

7.96% Gross Yield

(7.66% Gross Yield FY23/24)

*CCLA Local Authorities' Property Fund gross yield 4.92%
(Annual Report March 2025). Up 0.37% on FY23/24*

*3.95% Net Yield***

(3.86% net yield FY24/25)

95% Occupancy

(95.5% Occupancy FY24/25)

1.51% of the Council's Net Revenue

(1.57% of the Council's Net Revenue FY23/24)

£0.9m Current Debt Position

(Opening position: £3.2m; 23/24 £1.1m; future goal: £0.65m)

*** Whilst net yield is important in determining the actual profitable return achieved, running costs can fluctuate dependent on how efficiently land and property is managed. As a result, gross yield is generally used to compare the financial performance of property investments.*



FUTURE STRATEGY

Continue to develop and professionalise the Strategic Property Team, including ensuring succession planning and building the team to deal with the wide breadth of skill and knowledge required.

Continue to methodically review rents, service charges, charging policy and procedure and consistently report on performance.

Continue to tackle and reduce bad debt through consistent monthly monitoring processes in place.

Realising transactions and negotiating opportunities that deliver the best outcomes for the Council and the City, including our Heart of Leicester Strategy.

Continue to develop the Capital Programme to ensure sustainability, protection of asset valuations, and meeting legislative requirements for H&S, MEES and ESG (Environmental and Social Governance).

To continue to invest for the future and to enable relevant investment in a sustainable Commercial Real Estate portfolio. Wherever possible, improving on the quality of our estate or at end of useful lifecycle re-developing/investing in it through the capital programme.



ANY QUESTIONS?

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