

Thursday, 8 December 2022

Report of the Portfolio Holder for Finance, Risk and Customer Services / Assistant Director - Neighbourhoods

Asset Management Strategy

Exempt Information

Not exempt

Purpose

This report presents the updated Asset Management Strategy relating to Council owned operational, investment and, housing built assets.

Included within the updated strategy are documents covering acquisitions, disposals and the framework for the development of Asset Management Plans.

It is anticipated that, subject to any amendments arising from this committee, this document will be presented to Cabinet in January 2023 for approval and implementation.

Recommendations

It is recommended that:

1. Committee reviews the content of the Asset Management Strategy and accompanying documents.
2. Approve the Asset Management Strategy and accompanying documents for presentation to Cabinet.
3. Propose any amendments prior to presentation to Cabinet.

Executive Summary

The Council owns a number of built assets for a variety of purposes. It is considered good practice and financially prudent to have a formal Asset Management Strategy that clearly sets out the Council's reasons for holding built assets and how the Council will manage those assets in a financially responsible manner.

The Corporate Capital Strategy (approved by Council in February 2022) has recognised the need for the review and development of the Asset Management Plan and associated actions – in order to develop an approach to long term asset planning to improve the way strategic property objectives can be delivered. This will enable the development of a longer term plan for the management and maintenance of assets, whilst identifying the funding ambition gap to maximise inward investment opportunities for funding from Partners.

The draft Asset Management Strategy document along with accompanying documents replaces the documents that were produced and that were being largely observed but never formally approved or implemented.

The strategy documents build on work previously completed in this area and take account of the various costed condition surveys that have been completed since 2018.

External support has been used to provide a critique of the previous strategy documents and their practical implementation. The feedback from this review has been used to guide the new strategy documents.

It is anticipated that the revised strategy will assist the Council in meeting its obligations as a property owner and will be manageable within the existing resources available.

Included alongside the strategy document are updated disposals and acquisitions policies that will assist the decision-making process when acquiring or disposing of built assets.

In addition to these documents a detailed Asset Management Plan will be developed for each property or where appropriate groups of properties, this will take account of income, investment requirements and demand.

The draft documents have been reviewed and agreed by members of the Asset Strategy Steering Group and it is anticipated that this group will also review the Asset Management Plans as they are produced.

Options Considered

No other options were considered as this report relates to the production of a strategy document.

Resource Implications

No specific resources are identified as a direct result of the strategy. The various Asset Management Plans and condition data will guide future budget setting, acquisitions, and disposals.

Legal/Risk Implications Background

No specific legal matters or risks arising from this strategy document.

Equalities Implications

As this relates to property there are no specific equalities issues arising as a direct result.

Environment and Sustainability Implications (including climate change)

No specific environmental or sustainability matters arising as a result of the strategy, it is however recognised that matters relating to climate change will need to be addressed in the Asset Management Plans and associated budget setting.

Background Information

None

Report Author

Paul Weston – Assistant Director Assets

List of Background Papers

None

Appendices

Appendix A – Draft Asset Management Strategy

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