

Thursday, 21 November 2024

Infrastructure, Safety, and Growth Scrutiny Committee

Tuesday, 12 November 2024

Report of the Portfolio Holder for Infrastructure, Heritage and Local Economy

Updated Asset Management Strategy

Exempt Information

Not exempt.

Purpose

This report presents the Asset Management Strategy linked to the Council's built assets for approval, the report includes associated documents for Asset Management Plans, and linked policies for acquisition and disposal of built assets.

Recommendations

It is recommended that:

1. Cabinet approves and implements the Asset Management Strategy as at Appendix 1.
2. Cabinet approves and implements the Asset Management Plan document as at Appendix 2.
3. Cabinet approves and implements the associated Acquisitions and Disposal policies as at Appendix 3 and 4.
4. Delegates authority to update and amend the Asset Management Strategy and associated plans and policies to the Assistant Director, Assets in consultation with the Asset Strategy Steering Group and the Portfolio Holder for Infrastructure, Heritage, and Local Economy.

Executive Summary

Whilst not a legal requirement it is good practice for the Council to have an up-to-date Asset Management Strategy that sets out the Council's approach to managing its built assets. An Asset Management Strategy should set out the reasons for the Council owning and managing built assets and should align this with the Council's corporate priorities. Alongside the main strategy document there will be a series of Asset Management Plans [Appendix 2] that set out the council's understanding, aims and objectives for built assets at a local and individual level.

The proposed Asset Management Strategy document at Appendix 1 is centred on the current set of corporate priorities, this will need to be updated as and when the corporate priorities change.

The strategy document will need to be read in conjunction with other documents such as the Housing Revenue Account Business Plan and Net Zero Carbon policies.

Once approved work will commence on the development of the Asset Management Plans and it is likely that some additional consultancy support will be required to assess specific sites, such as the industrial units.

Complimentary to the Asset Management Strategy are updated policies relating to the disposal [Appendix 4] and acquisition [Appendix 3] of land and build assets; these policies set out the Council's general approach to acquiring and disposing of land and buildings.

Options Considered

There is no legal requirement for the Council to have an Asset Management Strategy, it is however considered to be good practice. For this reason, no other options have been considered.

The Asset Management Plans arising from the Strategy will be used to set out more detailed options at an asset level.

Resource Implications

It is anticipated that external consultancy support will be required to assist with the development of detailed Asset Management Plans for the Council's industrial estates which are known to be approaching the end of their design life, and which are known to be in need of investment. Additional resource will be required should the asset base grow and in particular in the event that additional specialist assets are brought in-house. These resources will be subject to policy changes through the budget setting process.

The main purpose of the Strategy and associated Plans is to understand and plan for the resource requirements over time.

Legal/Risk Implications Background

Whilst it is good practice to have a published Asset Management Strategy it is not a legal requirement.

The Council's risk register highlights the need to understand and manage the Council's built assets and this Strategy with the associated Plans aims to address and put in place mitigations for the identified corporate risk.

Equalities Implications

Please see Impact Assessment at Appendix 5.

Environment and Sustainability Implications (including climate change)

There are no environmental and sustainability impacts arising directly from this report, the Strategy document does however reference the Council's Net Zero approach and any Plans arising from the Strategy will need to consider this.

Report Author

Paul Weston – Assistant Director Assets

Appendices

- Appendix 1 – Asset Management Strategy
- Appendix 2 - Asset Management Plans
- Appendix 3 - Draft Acquisitions Policy
- Appendix 4 – Draft Disposals Policy
- Appendix 5 – Impact Assessment