



Cabinet

Tuesday, 10 March 2026

Asset Management Strategy 2025-2030

Report of the Director – Development and Economic Growth

Cabinet Portfolio Holder for Business and Growth, Councillor A Brennan

1. Purpose of report

- 1.1. The Council's property and land assets are of paramount importance in supporting the delivery of its services and sit at the core of the organisation. The property and land portfolio should support the Council's aims and objectives and be managed efficiently, effectively and economically.
- 1.2. The Council has a diverse portfolio, ranging from community assets such as leisure centres, parks and community centres serving the residents of the Borough, through to commercial and investment property, providing income to the Council and accommodation for small local businesses.
- 1.3. An Asset Management Strategy seeks to align the asset portfolio with the needs of the organisation. The Council's corporate objectives express the aims and goals of the Council, and the Strategy sets out at a high level how the land and building portfolio are aligned with this. The Strategy seeks to plan and manage property as a corporate resource for the benefit of the people of Rushcliffe.
- 1.4. Sitting under the Asset Management Strategy is the Asset Management Plan, which sets out the detail of how the Council manages its land and building assets over a five-year period.
- 1.5. The Asset Management Strategy and Plan 2025-2030 provide an update to the existing Strategy and Plan, which ran from 2020-2025, linking with the Council's current corporate objectives and has been prepared through engagement with other departments as part of ensuring assets enable effective service delivery.
- 1.6. The Strategy and Plan also refer to Local Government Reorganisation which will fundamentally transform the structure of councils across Nottinghamshire, which will have implications for the management and strategic deployment of land and property assets in the Borough.
- 1.7. The Asset Management Strategy and Plan was scrutinised by Growth and Development Scrutiny Group on 28 January 2026 and after a good debate, endorsed for recommendation by Cabinet.

2. Recommendation

It is RECOMMENDED that Cabinet approves the Asset Management Strategy and Plan.

3. Reasons for Recommendation

- 3.1. It is good practice for the Council to have a current Asset Management Strategy to ensure good management of Council assets that are properly aligned with the Council's Corporate Strategy and Priorities.
- 3.2. The updated Asset Management Strategy and Plan 2025-2030 has been updated to reflect the Council's Corporate Strategy and Priorities as well as having regard to Local Government Reorganisation.

4. Supporting Information

- 4.1. The aim of the Asset Management Strategy is to ensure the Council has the right property in the right place and is fit for purpose to meet current and future service needs to support the Council's medium/long term financial strategy.
- 4.2. For example, the construction in 2023/24 of the new Bingham Arena Leisure Centre replaced the dilapidated joint use Bingham Leisure Centre, providing carbon efficient BREEAM Very Good (this is a sustainability framework assessment), state of the art fitness and swimming facilities for Bingham and the surrounding areas, whilst providing the Council with much improved income streams.
- 4.3. The Council has also constructed the new Bingham Enterprise Centre (part funded by the Sustainable Urban Development (EU) Fund), offering carbon efficient BREEAM Very Good property, comprising 12 office suites for local SMEs, thereby promoting local business growth, but also securing an annual rental income to the Council of £110k per annum.
- 4.4. Other examples of completed actions can be seen in Appendix C, with future aspirational actions found in Appendix B.
- 4.5. The Asset Management Strategy also sets out how the Council will manage and maintain property effectively, efficiently and sustainably, together with optimising financial return and commercial opportunities and supporting and growing local business.
- 4.6. For example, actions adopted in the Economic Growth Strategy have led to the commission of two initial town centre vision plans for key population centres in the Borough – Radcliffe on Trent and West Bridgford, with two further planned for East Leake and Ruddington and discussions taking place with Keyworth. The aim of the vision plans is to stimulate regeneration, growth and improvements to the local place and retail centres and also provides a basis for future grant funding applications.

- 4.7. The Asset Management Strategy also aligns the management of the asset portfolio across the organisation, considering individual service policies and strategies and ensuring a holistic and comprehensive 'one Council' approach.
- 4.8. For example, Cabinet agreed a target to become carbon neutral by 2030 and adopted a Carbon Management Action Plan to monitor progress against the target. To achieve this target, the Council's Carbon Management Action Plan incorporated eight broad themes and actions, one of which has led to the purchase of 50 acres of land at Upper Broughton for woodland planting and carbon offsetting.
- 4.9. Appendix A provides the Asset Management Strategy and Plan, showing the Council's aims and objectives and how the Council's assets are managed in this context.
- 4.10. Appendix B provides the Asset Management Action Plan for 2025-2030, a living document of tasks derived from delivery of the Asset Management Strategy. It is important to understand that this action plan will be flexible, and the order and prioritisation of actions may change during the period, as the Council needs to react to any situations that may arise.
- 4.11. Appendix C provides the Action Plan for 2020-2024, demonstrating the achievements made through the Strategy over this period.

5. Alternative Options Considered and Reasons for Rejection

- 5.1. Retaining the 2020 - 2025 Asset Management Strategy was considered, but it no longer fully aligns with current priorities or the service needs of the Council, therefore reducing the ability to provide the strategic direction needed to guide future asset decisions or support improved service delivery.
- 5.2. Introducing a short term interim Strategy was also explored to allow flexibility during Local Government Reorganisation. However, this would not provide the long term clarity needed to support planned investment or make asset decisions, and would create uncertainty, delay decision making, and risk undermining regeneration and ongoing projects.
- 5.3. Developing department specific asset plans could be considered but this approach conflicts with the Council's Corporate Landlord model, creates duplication, weakens strategic oversight, and reduces opportunities for cross service optimisation, limiting the Council's ability to deliver corporate objectives.
- 5.4. Postponing the Strategy refresh until further progress on Local Government Reorganisation was explored; however, delaying would leave the Council without a fully up to date framework during a period of challenge. A refreshed Strategy is needed now and if necessary, can be adjusted as reorganisation evolves.

6. Risks and Uncertainties

Ineffective management of the Council's property portfolio has negative implications and impacts for service delivery for residents, income generation, business support and growth, partner working and regeneration. This Strategy aims to mitigate these negative impacts to ensure a cohesive, 'one Council' embedded approach to managing the Council's assets.

7. Implications

7.1. Financial Implications

A comprehensive Asset Management Strategy is fundamental to ensuring that the Council's assets are planned, maintained, and utilised in a manner that safeguards long-term financial sustainability and supports the effective delivery of statutory and community services. Changes in the asset portfolio, whether an acquisition or disposal, will be reflected in Cabinet reports with amendments as appropriate to the Capital Programme and any associated revenue budget changes.

7.2. Legal Implications

A robust Asset Management Strategy is vital to ensuring that the Council meets its statutory obligations, manages legal risk across its estate, and exercises its duties of stewardship and compliance in a transparent and defensible manner.

7.3. Equalities Implications

The Strategy aims to be fully inclusive, providing accessible services and buildings and to ensure that decisions about the Council's estate are fair, compliant with statutory duties, and support equitable access to services and facilities.

7.4. Section 17 of the Crime and Disorder Act 1998 Implications

The Strategy provides a framework to ensure effective management of the Council's assets, which includes making sure assets are appropriate for their environment and managed effectively to actively reduce crime and disorder, comply with statutory duties, and promote safer, more resilient communities.

7.5. Biodiversity Net Gain Implications

Linking to the Council's BNG requirements to ensure decisions about the Council's estate deliver measurable biodiversity gains and comply with statutory environmental requirements.

8. Link to Corporate Priorities

The Environment	Ensuring sustainable design in new assets and working to reduce the impact of existing assets on the environment.
Quality of Life	Residents directly benefit from the effective management of a well maintained and efficient portfolio to enable effective service delivery to residents.
Efficient Services	As with Quality of Life, having well placed assets with their effective management enables services to be delivered to a high standard across the borough.
Sustainable Growth	Managing assets in the right place, effective partnership working and providing a support system for local business.

9. Recommendation

It is RECOMMENDED that Cabinet approves the Asset Management Strategy and Plan.

For more information contact:	Nick Berry Senior Property Estates Surveyor 0115 914 8549 nberry@rushcliffe.gov.uk
Background papers available for Inspection:	None
List of appendices:	A Asset Management Strategy B Asset Management Strategy and Plan 2025-2030 C Asset Management Action Plan 2025-2030 D Asset Management Action Plan 2020-2024