



**Cabinet**

**Thursday, 10 March 2020**

**Asset Management Plan**

## **Report of the Executive Manager - Transformation**

**Cabinet Portfolio Holder for Business and Transformation, Councillor A Edyvean**

### **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 centre of the organisation. The 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 community centres, parks and open space 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. The Asset Management Strategy and Plan will be presented to Council in June.
- 1.5. The Asset Management Strategy was considered by Governance Scrutiny Group on 3 December 2019 and it was resolved that:
  - a) The report and appendices are noted and any changes will be reviewed by Cabinet
  - b) The Group approved the structure set out to manage the Council's assets.

### **2. Recommendation**

It is RECOMMENDED that Cabinet supports the Asset Management Strategy and recommends approval of the Plan by Council.

### **3. Reasons for Recommendation**

- 3.1. It is good practice for the Council to have a current, live Asset Management Strategy to ensure good management of Council assets that are properly aligned with the Council's Corporate Strategy and Priorities.

### **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 and support the Council's medium/long term financial strategy.
- 4.2. It sets out how we will manage and maintain property effectively, efficiently and sustainably, together with optimising financial return and commercial opportunities and supporting and growing local business.
- 4.3. To use land and buildings to stimulate regeneration, growth and improvement to the local place and supporting and encouraging new business to the area. Also to promote partnership working, for joint benefits and securing efficiencies.
- 4.4. The 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.
- 4.5. Appendix A provides the Asset Management Strategy, showing the Council's aims and objectives and how the Council's assets are managed in this context.
- 4.6. Appendix B provides the Asset Management Action Plan for 2020-2024, 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.
- 4.7. Appendix C provides the Action Plan for 2015-2019, demonstrating the achievements made through the Strategy over this period.

### **5. Alternative options considered and reasons for rejection**

The alternative is not to have an agreed Asset Management Strategy, which is not good practice in aiming to align the Council's assets with the Corporate Strategy and Priorities.

### **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**

There are no direct financial implications from the report although asset management will give rise to both revenue and capital consequences whether actions require repair and maintenance or enhancement. These will be reflected in the Council's Medium Term Financial Strategy.

### **7.2. Legal Implications**

There are no direct Legal Implications arising from this report, asset acquisition / disposal is subject to specific legal advice.

### **7.3. Equalities Implications**

The Strategy aims to be fully inclusive, providing accessible services and buildings.

### **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.

## **8. Link to Corporate Priorities**

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.
The Environment	Ensuring sustainable design in new assets and working to reduce the impact of existing assets on the environment.

## **9. Recommendations**

It is RECOMMENDED that Cabinet supports the Asset Management Strategy and recommends approval of the Plan by Council.

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<b>Background papers available for Inspection:</b>	None
<b>List of appendices:</b>	A Asset Management Strategy B Asset Management Action Plan 2020-2024 C Asset Management Action Plan 2015-2019