	Rushcliffe Borough Council – Asset Management Strategy 2020-24 Our aim is to develop an effective, efficient and economic property portfolio which					
Aims	Strategically managed to support corporate aims and objectives	Supports Service Delivery	Provides value for money and secures efficiencies for the future	Procured and managed to minimise the impact on the environment	Supports Growth, Business and Regeneration in Rushcliffe	Supports Communities, Partners and 'Quality of Life'
Purpose	To plan and manage property as a corporate resource for the benefit of the people of Rushcliffe	To provide the right property, fit for purpose, in the right place, to meet current service needs and plan for the future	To manage property effectively and secure efficiencies by challenging occupation and utilisation	To ensure that property is as sustainable as possible in design, construction, operation and maintenance	To use land and buildings to stimulate development and economic growth and support local business	To promote community focussed service delivery including working in partnership with others
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Delivered Through	 Property budgets managed corporately to prioritise key investment needs Property is integrated with other resources, specifically financial planning for the future Achieving an effective balance between corporate and service priorities Managing the Commercial Portfolio effectively – balancing regeneration needs, job creation and income generation Maintaining a diverse, balanced, risk based Asset Investment Portfolio Implementing robust business planning, option appraisal, whole life costing Ensuring that property information is accurate, current and comprehensive 	 Ensuring property is suitable and sufficient for service delivery Ensuring property is flexible and is planned to respond to future need Ensuring property is secure, safe to use and fulfilling statutory requirements Ensuring property is accessible Ensuring property is suitably maintained, balancing service objectives against budget constraints Service planning and close working across the organisation as 'One Council' Medium and long term planning 	 Prioritising the disposal of surplus property, maximising capital receipts and allied revenue savings Challenging the use of assets and space, seeking efficiencies in occupancy and utilisation and new ways of working Reducing running costs through challenging performance of property Seeking opportunities, such as the Asset Investment Strategy Effectively managing the capital programme and maintenance Costed 5 year planned maintenance programme Managing property related procurement in accordance with Financial Regulations 	 Reducing energy and water consumption and CO2 emissions Using renewable energy where possible Encouraging sustainable travel and access to properties Minimising waste where possible Ensuring sustainable design and construction of property Using local goods and services where possible Effectively managing and maintaining historic buildings 	 Using key assets to stimulate and support regeneration Combining property and innovative funding solutions to deliver transformational change Integrating investment priorities through partnership delivery vehicles Providing a high quality and demand led commercial property portfolio for business support and growth Using investment to create local employment and training opportunities 	 Effectively managing a diverse asset portfolio, including quality community assets that have a positive impact on the 'quality of life' of residents Working with other agencies across Nottinghamshire and the wider D2N2 area Working with the voluntary and community sector Working in partnership with others to provide better services for Rushcliffe Encouraging the involvement of communities and other key stakeholders in making choices for service delivery within their area Part of One Public Estate
Performance Measures	 5 year planned maintenance programme Service Plan and Performance Indicators reporting Asset Management Plan and Action Plan Monthly income review and reporting Annual review of the Commercial and Investment Portfolio 	 Current property condition Property maintenance spend Risk measures for Corporate Landlord responsibilities Service review, planning and future proofing Customer and user satisfaction 	 Implementation of new ways of working Space fit for purpose Average office floor space per FTE Performance of Investment portfolio Property running costs Project time & cost predictability Reduction in CO2 emissions 	 Energy Consumption Water Consumption Reduce/zero CO2 emissions target Designs to include renewable energy and water use reduction technology included in new projects where possible Energy surveys 	 Identification of sites with redevelopment opportunities Funding reporting Impact on employment and job creation Performance Indicators recording occupancy of Rushcliffe and private sector business space 	 Quality Portfolio of community assets operating for the benefit of residents Property used to bring together public sector and partners in joint community facilities Joint mapping of assets across public sector
Documents	 Corporate Strategy 2016 - 2020 Asset Management Plan Capital Strategy Medium Term Financial Strategy Disposal and Acquisition Policy Transformation Strategy & Efficiency Plan 2019 - 2024 Asset Investment Strategy 	 Service Plans Accessibility Management Plan Risk Management Plan 2019 Asbestos and Legionella policies Rushcliffe Community Strategy Empty Homes Strategy 2019 – 2024 Housing Strategy 2016 - 2021 	 Service plans Transformation Strategy Asset Investment Strategy Asset Management Plan Procurement Strategy 	 Carbon Management Plan Environment Policy Carbon Management Plan Climate Change Strategy Rushcliffe Nature Conservation Strategy 2016 - 2020 Sustainable Procurement Strategy Waste Strategy 	 Rushcliffe Growth Boards Rushcliffe Business Partnership Asset Management Plan Corporate Strategy Contaminated Land Strategy 	 Sustainable Communities Strategy 2008 – 2026 Leisure Facilities Strategy 2017 – 2027 Mandatory and Discretionary Business Rate relief