



**Council**

**Thursday, 16 July 2020**

**Asset Management Plan**

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

**Cabinet Portfolio Holder for Business and Economic Growth, 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 property 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. The Asset Management Strategy (at Appendix A) 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 was considered by the Governance Scrutiny Group on 3 December 2019 and it was resolved that:
  - a) The report and appendices are noted and any changes to be reviewed by Cabinet
  - b) The Group approved the structure set out to manage the Council's assets.
- 1.6 The Asset Management Strategy was considered by Cabinet on 10 March 2020. Cabinet resolved to support the Asset Management Strategy and recommend it to Council for approval.

## **2. Recommendation**

It is RECOMMENDED that Council adopts the Asset Management Strategy and associated Asset Management Plan.

## **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 supports the Council's medium/long term financial strategy.
- To set 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.
- To use land and buildings to stimulate regeneration, growth and improvement to the local place, and encouraging new business to the area. Also to promote partnership working, for joint benefits and secure efficiencies.
- The Strategy also aligns the management of the asset portfolio across the organisation, considering individual service needs and strategies, ensuring a holistic and comprehensive 'one Council' approach.

- 4.2. The Asset Management Plan sets out how the above will be delivered and is embedded within the Asset Management Strategy. Appended to the Strategy is the Action Plan, this is a living document setting out the ongoing activities and projects that arise from the Plan and is aligned to the Council's priorities.

## **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. Efficient management of the Council's significant assets is crucial for effective budget management and this is reflected in the Council's Medium Term Financial Strategy.

### **7.2. Legal Implications**

There are no direct Legal Implications arising from this report, the appropriate due diligence is undertaken when considering asset management.

### **7.3. Equalities Implications**

The Plan 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 Council adopts the Asset Management Strategy and Asset Management Plan.

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<b>Background papers available for Inspection:</b>	None
<b>List of appendices:</b>	Appendix A: Asset Management Strategy