

EXECUTIVE BOARD

22nd December 2016

Corporate Asset Management Plan 2016-2019

The Council's Corporate AMP is due for review this year. The attached plan highlights the proposed property strategy and requirements for the next 3 years.

Recommendations / key decisions required:

To approve the Corporate Asset Management Plan 2016 - 2019

Reasons:

- To ensure that the Council's property aims align with the relevant strategies and the Wellbeing and Future Generations Act as it evolves.
- Demonstrates best practice in property management
- Relates to actions highlighted in the Corporate Assessment Report.

Exec Board Decision Required YES

Council Decision Required NO

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER: Cllr David Jenkins, EBM Resources

Directorate Environment

Name of Head of Service:

Jonathan Fearn

Report Author: Stephen Morgan

Designations:

Head of Property

Strategic Asset Manager

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**EXECUTIVE SUMMARY
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22nd December 2016**

Corporate Asset Management Plan 2016-2019

The Council undertakes a comprehensive review of its Corporate Asset Management Plan (AMP) every 3 years, setting out its priorities in property terms to meet the aims highlighted in the Corporate and Integrated Community Strategies.

In addition, the AMP captures the property implications of issues experienced by services, brought about by changes in local and national agendas. These service property requirements are referred to in Service Asset Management Plans (SAMPs) evidenced by assessments of the relevant portfolio's suitability to meet such changes.

The AMP reviews the high-level performance of the corporate portfolio and highlights key challenges and priorities moving forward over the next 3-year cycle.

One of the outcomes of the recent Corporate Assessment was the requirement to strengthen links between SAMPs and the AMP, in addition to reviewing information on backlog maintenance to better inform decision making. These items, along with the challenges below, have been highlighted as the key priorities for property related matters over the next 3 years –

- Investment in strategic sites to promote economic growth
- Sustaining Community Assets
- Ensuring suitability of the retained estate
- Exploring alternative ways of holding assets for service delivery
- Greater collaboration with partners on property related matters
- Generating Capital Receipts
- Reducing Revenue Costs

Recommendations

To approve the revised Corporate Asset Management Plan 2016 - 2019

DETAILED REPORT ATTACHED ?

YES

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: Jonathan Fearn

Head of Property

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	YES	YES	YES	YES	NONE	YES

Policy, Crime & Disorder and Equalities

Meets Welsh Government good practice and the Council's policy of making better use of resources.

Legal

Highlights requirement to review alternative ways of holding assets and the focus on sustaining community assets with greater emphasis on asset transfers.

Finance

Highlights an intention to continue to reduce the present estate; to reduce revenue expenditure and invest in retained core premises; together with generating capital receipts.

ICT

Rationalisation will in some cases produce revised requirements for ICT services and linkages between strategic sites

Risk Management Issues

Directing resources strategically in relation to meeting Corporate objectives for property assets complies with Wales Audit Office best practice and will lead to more effective resource allocation.

Physical Assets

The implications are set out in the attached reports.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Jonathan Fearn

Head of Property

1. Scrutiny Committee

The Policy & Resources Committee was consulted on 30th November and unanimously resolved that the Plan be endorsed

2. Local Member(s)

Not applicable. Local Members are consulted prior to any disposal of property.

3. Community / Town Council

Consulted on Community Assets in relation to parks, playgrounds and amenity areas in connection with Community Asset Transfer

4. Relevant Partners

The Corporate Asset Management Plan is shared with other public sector partners to promote and identify opportunities for collaboration.

5. Staff Side Representatives and other Organisations

Not applicable

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THERE ARE NONE