

Cabinet
22.05.23

CORPORATE ASSET MANAGEMENT PLAN 2023-2028

Purpose: To approve the Corporate Asset Management Plan & Summary 2023 - 2028

Recommendations / key decisions required:

To approve and adopt the Corporate Asset Management Plan and Summary 2023-2028

Reasons:

To ensure that the Council's property aims align with Corporate Strategy and Well-being objectives.

Demonstrates best practice in property management.

To take forward recommendations identified in the recent Audit Wales – Springing Forward – Asset Management Report.

Cabinet Decision Required

YES Cabinet 22nd May 2023

Council Decision Required

NO

CABINET MEMBER PORTFOLIO HOLDER:-
Resources)

Cllr. Alun Lenny (Cabinet Member for

Directorate:

Name of Head of Service:
Jason Jones

Report Author: Stephen
Morgan

Designations:

Head of Regeneration

Strategic Asset Manager

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EXECUTIVE SUMMARY
CABINET
22.05.23

Corporate Asset Management Plan 2023-2028

The Council undertakes a comprehensive review of its Corporate Asset Management Plan (AMP) every 5 years, setting out its property priorities to meet the aims highlighted in its Corporate Strategy. As the 2019 review of the plan was nearing completion, the Pandemic struck and the process was placed in abeyance to allow the Council's various services to reflect on the effects of matters such as hybrid working, alternative methods of delivery and resulting property implications.

The aim of the Corporate AMP is to capture at a high level the asset implications of property issues experienced by services, brought about by various factors such as changes in local and national agendas, financial pressures, shifts in client needs and so on. Where appropriate, the detailed property requirements of various services are captured in Service Asset Management Plans. An example would be Carmarthenshire's Sustainable Communities for Learning Programme (formerly MEP) which would contain detailed assessments of the relevant portfolio's suitability, sufficiency, and condition in light of future anticipated demands, providing an evidenced based review of the options available, aligning to Corporate and Well Being objectives.

The nature of each service's portfolios, anticipated challenges and reliance on its assets will determine the level of detail in each service AMP.

The Corporate AMP also provides an overview of the Council's non housing asset portfolio in terms of running costs, sustainability, and maintenance matters, culminating in an action plan to cover the significant property related schemes. In addition, the action plan responds to recommendations in a recent Audit Wales – Springing Forward – Asset Management Report

relating to performance monitoring and applying the sustainable development principle in the way we plan, deliver and monitor the management of our assets.

We will focus our performance monitoring on 3 key areas, namely Condition of the Corporate Estate, Carbon Emissions/Consumption, and the utilisation of our Administrative Estate

In relation to applying the sustainable development principle, a strategic land use group has been set up to review the Council's Estate focusing on energy generation, tree planting, enhancing biodiversity and Phosphate mitigation among other matters.

The key priorities for property related matters over the next 5 years are:

- Investment in strategic sites to promote economic growth.
- Ensuring our assets contribute to our commitment of being a net zero carbon local authority by 2030.
- Supporting the regeneration of our rural communities.
- Sustaining community assets.
- Ensuring our retained assets are fit for purpose.
- Generating capital receipts to support the Council's capital programme.
- Reducing revenue costs.
- Greater Collaborative working on property matters.

Recommendation:

To approve the revised Corporate Asset Management Plan & Summary 2023 - 2028

DETAILED REPORT ATTACHED?	YES
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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: Jason Jones

Head of Regeneration

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

Maintenance of a Corporate AMP meets Industry and Welsh Government good practice and supports the Council's objective of making better use of resources.



2. Legal

The Corporate AMP highlights the aim to review alternative ways of holding assets and the focus on sustaining community assets which can involve asset transfers. Current practice is to grant long term leases so that the Council reserves an element of control should there be a future requirement to step in.

Finance

The AMP highlights the continuing strategy of reducing the present estate to reduce revenue expenditure and invest in retained core premises together with generating capital receipts to support the Council's capital programme.

ICT

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

5. 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. Planning property changes well in advance will reduce risk to the Authority

6. Physical Assets

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: Jason Jones

Head of Regeneration

(Please specify the outcomes of consultations undertaken where they arise against the following headings)

1. Scrutiny Committee request for pre-determination	NO
If yes include the following information: -	
Scrutiny Committee	
Date the report was considered:-	
Scrutiny Committee Outcome/Recommendations:-	

2. Local Member(s) Consulted prior to any disposal of property

3. Community / Town Council

Consulted on Review of Community Asset Transfer Procedures with Sustaining community assets being of the Corporate AMP key aims

4. Relevant Partners

Adopted 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

**CABINET MEMBER PORTFOLIO
HOLDER(S) AWARE/CONSULTED**

YES

Include any observations here

**Section 100D Local Government Act, 1972 – Access to Information
List of Background Papers used in the preparation of this report:
THERE ARE NONE**