

Executive Committee

9 August 2016

Property Asset Management Plan

For Decision

Portfolio Holder: Cllr J Russell

Senior Leadership Team Contact : Martin Hamilton, Strategic Director

1. Purpose of Report

- 1.1 To seek agreement to accept the draft Property Asset Management Plan (AMP) attached as Appendix 1, being for the period 2016-2020.

2. Officer Recommendations

- 2.1 To approve the draft Property Asset Management Plan covering the period 2016 -2020 as being a framework document for the management of the Councils Assets.
- 2.2 To agree to receive the more detailed work program timetable once this has been completed.

3. Reasons for Recommendation

- 3.1 To allow the framework Property Asset Management Plan document for our property portfolio to be agreed.
- 3.2 To enable the more detailed program of asset and asset group type reviews to be prepared once other studies and financial inputs relevant to these have been completed.

4. Background Information

- 4.1 Previous Asset Management Plans have been out of date now for some years, and as part of an audit requirement it was agreed that an Asset Management Plan should be produced.

5. Report

- 5.1 The Property Asset Management Plan (AMP) is a framework document to give methodology to the better understanding, need for, functionality of, and costs of our assets. It does not give instant answers to how we should be doing things, but is a tool to assist in the assessment process.
- 5.2 The intent is to ensure that all assets are used to best advantage and are fit for purpose. Where these are not serving a useful purpose to consider

alternative uses, or where surplus to requirements to dispose of those assets.

- 5.3 The timescale of the AMP is over a period of years, since that is the time that will be needed to look at the assets, and review and rationalise these. This work will be coupled to various other studies and demands and so the prioritisation of those asset reviews will be driven by the corporate needs.
- 5.4 At present this is likely to be financially lead to a large degree and that financial saving and income generation program will itself be a three year requirement. In addition the various initiatives will also lead into the asset review program. While therefore the program could be attached now to the AMP it will be better and more specific if this is left for a little while until the other criteria and demands are known.
- 5.5 The Council is currently undertaking a series of economic development and regeneration initiatives, including the Dorchester Town Centre review. There are studies being undertaken on this, to better inform the business case and financial issues, and the results of these will confirm some of the likely asset reviews, and the work program
- 5.6 We are intending to propose that as part of the AMP reviews that the Council considers forming a partnership with Public Sector Plc (PSP). This partnership has already been agreed by both the other Dorset Councils partners and a report will be coming to this council shortly for consideration my members. If that partnership with PSP is agreed their resouces will assist potentially in reviewing the varios asset groups , and the appropriate work program and timetable.
- 5.7 Finally with the current limited property services resources there are limits to what can currently be undertaken until that matter is resolved. Alternative service delivery options are currently being considered, and the resource availability of the collective partners and consultants will be taken into account when considering the program.
- 5.8 In the interim time is not being wasted. It will be seen from the AMP that the accurate capture of all the asset data and plan information has yet to be completed. The upgrading of the data holding and interrogation system is being progressed at this time and that will take some six months at least to be put into place. That will then allow a far better and more accurate assessment of the asset groups and types, and management reporting.

6. Financial Implications

- 6.1 The better use and financial management of our assets will allow improved returns from our assets, at a lower cost. This process is not quick but a gradual one.
- 6.2 In addition to the increasing in income that proper use of our assets will bring, reductions in cost will also result. The sale of assets which are declared surplus to requirements will allow capital receipts to be generated as part of a capital program that will be set up.

Other Considerations:

7. Legal/Statutory Power

- 7.1 Legal power to dispose of the land – s123 (2) and s 128(1) Local Government Act 1972 and Circular 06/03 Local Government Act 1972 General Disposal Consent (England) 2003.

8. Human Resources (including Health & Safety)

- 8.1 There will be officers time utilised in managing the data consolidation, as well as in undertaking the asset reviews, etc.

9. Risk Management

- 9.1 The better rationalisation and use of our assets will be a method to reduce the risks to the Council in relation to these.

10. Reputation, including Communications and Consultation (Including comments from unions on decisions affecting staffing arrangements)

- 10.1 An efficient and effective use of our assets can only enhance the reputation of the Council.

11. Equalities

- 11.1 N/A

12. Crime and Disorder

- 12.1 N/A

13. Environmental Considerations

- 13.1 Improved efficiencies and less waste ought to result from better use of our assets resulting from this AMP.

14. Economic Impact Assessment

- 14.1 Is the proposal likely to lead to an increase in the level of skills needed in the local workforce? No
- 14.2 Is the proposal likely to lead to growth in local employment? No
- 14.3 Is the proposal likely to lead to growth in the number of businesses? No
- 14.4 If the overall economic implications are seen as negative what mitigating factors have been considered? N/A

15. Corporate Plan (links to corporate aims & priorities)

15.1 Links to service delivery and appropriate assets fit for purpose are all part of the AMP outcomes.

16. Appendices

16.1 N/A

17. Background Documents (including relevant policy documents)

17.1 N/A

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