

# Place & Resources Scrutiny Committee

10 November 2022

## Property Strategy & Asset Management Plan Update

### For Review and Consultation

**Portfolio Holder:** Cllr T Ferrari, Economic Growth, Assets & Property

**Local Councillor(s):** County Wide

**Executive Director:** J Sellgren, Executive Director of Place

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**Report Status:** Public

#### Brief Summary:

This report provides an update on progress in relation to the Property Strategy & Asset Management Plan, adopted by Cabinet on 3 November 2020.

#### 1. Recommendation

- 1.1. That the Scrutiny Committee review and comment upon progress in achieving the actions identified in the Property Strategy & Asset Management Plan.
- 1.2. That Scrutiny Committee notes the intention to develop a new Strategic Asset Management Plan.

#### Reason for Recommendation:

#### 2. Executive Summary

- 2.1 Assets & Regeneration has a key role in supporting Dorset Council achieve its strategic priorities and deliver on the leader's key commitments to make a positive impact on Dorset - the place and the people. This includes:

- underpin a financially and environmentally sustainable council.
- become a high performing team and culture with an underpinning operating model.
- with an effective corporate landlord model/a successful capital programme.

2.2 It has been recognised that the current Property Strategy and Asset Management Plan does not have clear links to the priorities that are contained within the Council's Plan, does not include factors such as the obligations that as a council we have now signed up to for the Climate and Ecological strategy and action plan, and some of the actions in the management plan have unrealistic timescales.

2.3 Work has therefore commenced on the development of a new Strategic Asset Management Plan (SAMP) for Dorset Council. This will be an organisation wide strategy, which sets out how the council will manage its asset portfolios to deliver the council's priorities and ambitions laid out in the Council Plan.

2.4 In June 2022 South West Audit Partnership (SWAP) were tasked with undertaking an audit of the PSAMP and plans for a new SAMP. They reported in September 2022 and noted:

*"The current Property Strategy and Asset Management Plan (PSAMP) does not support services to achieve the Council's ambitions within the Dorset Council's Plan 2020/24."*

2.5 A plan is in place to deliver a revised SAMP by May 2023, with extensive engagement planned with senior managers and leaders to ensure the new SAMP is recognised as a whole authority owned strategy, thereby enabling the implementation to be effective. In relation to the work to develop a new SAMP, SWAP noted:

*"There are satisfactory building blocks in place for the development of the new SAMP to ensure that it supports services to achieve the ambitions within the Dorset Council's Plan. However, there is a significant amount of work that needs to be completed if the target deadline for the new SAMP is to be successfully met."*

2.6 Engagement with senior managements and leaders is planned for the autumn of 2022 and early 2023, with the SAMP going through governance in spring 2023.

- 2.7 Whilst the development of the new SAMP is ongoing, Assets & Regeneration will continue to deliver against the actions set out in the PSAMP 2020-2024. A progress update and next steps are included in the attached appendix (Property Strategy & Asset Management Plan Progress Report September 2022).

### **3. Financial Implications**

- 3.1 The effective management of the council's asset base allows for rationalisation, development, repurposing and disposals which generate revenue savings and capital receipts, generate income for the Council, and help the Council to deliver its priorities, including social and environmental.
- 3.2 Financial costs and benefits are approved and reported on an individual project basis via the Council's governance and approval processes and procedures.

### **4. Environmental Implications**

- 4.1 As noted in 1.2, the current Property Strategy and Asset Management Plan does not have clear links to the priorities that are contained within the Council's Plan, does not include factors such as a proper and embedded reflection of the climate and ecological strategy and action plan, a key priority for the council.
- 4.2 The new Strategic Asset Management Plan will be an organisation wide strategy, which will set out how the Council will manage its asset portfolios to deliver the Council's priorities and ambitions laid out in the Council Plan, including those related to climate change and environmental implications. How we manage our estates will form a key element of whether we are successful in meeting our climate and ecological aspirations.
- 4.3 Whilst the development of the new Strategic Asset Management Plan is ongoing, Assets & Regeneration will close closely with the Climate & Ecology team to deliver the assets related targets within the Council's Climate & Ecology Strategy, as well as integrating climate and ecological metrics into options appraisals and business cases as part of the wider changes to council decision making.

### **5. Well-being and Health Implications**

- 5.1 There are no specific health and wellbeing implications of this report. However, the effective management and repurposing of the Council's

assets supports the delivery of the Council's priorities, which in turn have an impact on the health and wellbeing of residents and employees.

## **6. Other Implications**

N/a

## **7. Risk Assessment**

7.1 HAVING CONSIDERED: the risks associated with this decision; the level of risk has been identified as:

Current Risk: Med

Residual Risk: Med

7.2 Assessment at medium risk is based on partial delivery of the Asset Management Plan to date, including delays in implementation of the corporate landlord model.

## **8. Equalities Impact Assessment**

8.1 An Equalities Impact Assessment will be undertaken as part of the development of the new Strategic Asset Management Plan.

8.2 Equalities Impact Assessments are undertaken on an individual project basis.

## **9. Appendices**

- Appendix 1 Property Strategy & Asset Management Plan Progress Report September 2022

## **10. Background Papers**

- [Property Strategy & Asset Management Plan](#)