

Place and Resources Overview Committee

12 September 2024

Dorset Council - Strategic Asset Management Plan 2024-2030

For Review and Consultation

Cabinet Member and Portfolio:

Cllr R Biggs, Property & Assets and Economic Growth

Local Councillor(s):

All

Executive Director:

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Report Status: Public

Brief Summary: This report offers Place and Resources Overview Committee the opportunity to scrutinise the Dorset Council Strategic Asset Management Plan before it goes to Cabinet.

This draft Strategic Asset Management Plan (SAMP) covers the period from 2024-2030 and replaces the Property Strategy and Asset Management Plan 2020-2024.

The plan sets out a proposed new approach to assets and property, whereby the Council's assets are used to support the priorities and services of the Council in a more cohesive way than previously, with the intention of providing better services, better local economies and better places.

Recommendation: Place and Resources Overview Committee is invited to consider the draft strategy and comment as appropriate.

Reason for Recommendation: Accompanied by the comments of this Committee, the draft strategy will progress to Cabinet for consideration and decision.

1. **Strategic Asset Management Plan 2024-2030**

1.1 This draft SAMP for 2024-2030 replaces the, now out of date, Property Strategy and Asset Management Plan which ran to 2024.

1.2 The new SAMP proposes a new way of working whereby the Council commits to the provision of a Council property estate that works for everyone, delivering:

- better services
- the key interests of the public
- value for money
- fairer, sustainable local economies
- enhanced placemaking.

1.3 It also very clearly positions property, and the Assets and Regeneration Team as a support to the organisation to enable the above outcomes, rather than as a front-line discipline in its own right.

1.4 Within the SAMP are set out the principles, criteria and processes through which asset related decisions will be made and enacted, together with the suite of linked policies that will provide the detail of how the priorities of the Council will be delivered.

1.5 The priorities for the SAMP are set out, derived from the Council's priorities and committing the Council to:

- managing strategically
- corporate certainty and governance
- alignment with financial planning
- supporting services

- 1.6 This document has had extensive internal consultation and received significant support and 'buy-in'. However, it is important to remember that any asset strategy can only work if it is corporately supported and recognised by all parties as the governing process for decision making and implementation.
- 1.7 In terms of the process to be gone through, the SAMP describes regular reviews of assets and opportunities arising, detailed consideration of options and comprehensive appraisal.
- 1.8 Organisationally, the Council commits to the delivery of effective property services tailored to Council and service needs, with all relevant parties working in collaboration.
- 1.9 Robust asset management is required, with an increasing awareness and consideration of commercial disciplines and requirements.
- 1.10 The environmental and sustainability considerations will be high profile throughout the policies and the processes.
- 1.11 One of the key organisational benefits of this approach is that by diligent adherence to the process a planned pipeline of key projects and a phased financial commitment and return can be achieved.

2. **Financial Implications**

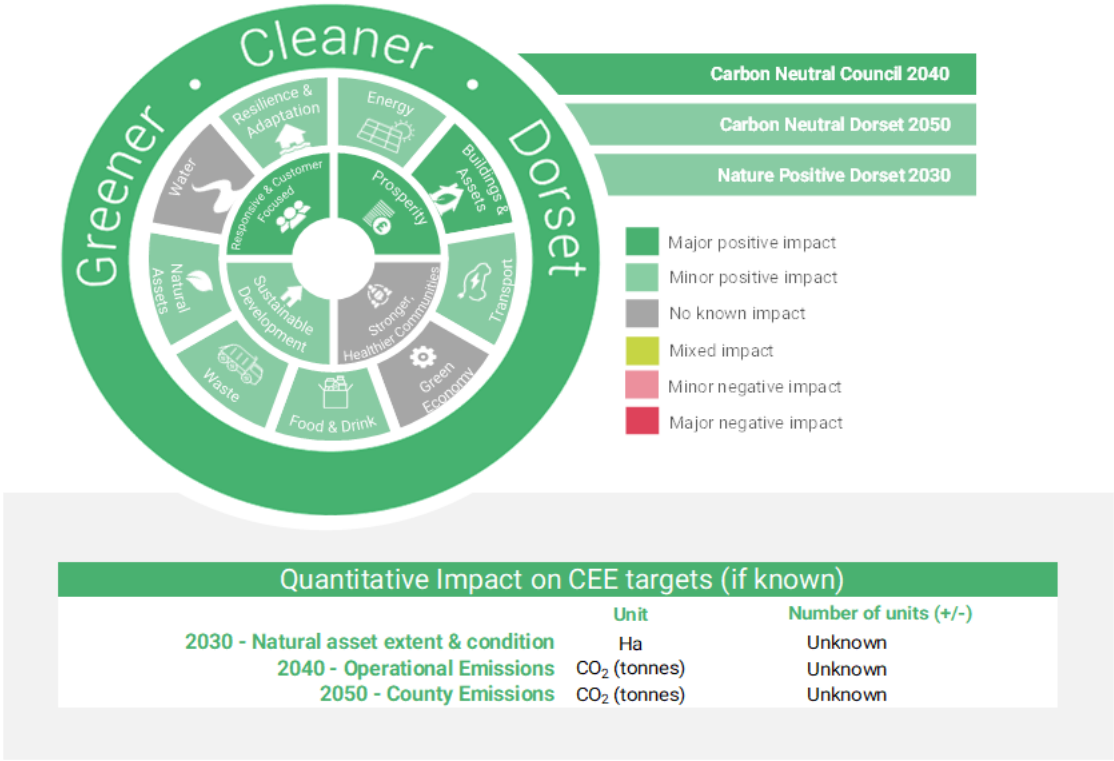
This a policy document which sets out key principles and as such it is premature to assess detailed financial implications. However, the aim of the SAMP is to reduce cost and increase income, building in principals that improve commerciality and contribute to economic growth. Across both public and private sectors there is no doubt that the adoption of such principles can achieve this.

The implementation of the SAMP does not of itself require additional resources, but a reinforcement of the use of effective resources and collaboration which all Councils would seek.

3. **Natural Environment, Climate & Ecology Implications**

The SAMP plays a critical role in the delivery of the council's [Natural Environment, Climate and Ecology Strategy](#) (as noted in action E3 of its action plan) – and linked strategies like our emerging Local Nature Recovery Strategy and refreshed Waste Strategy. Our operational buildings constitute ~27% of our operational carbon footprint, whilst our

infrastructure and the siting of assets has implications for the footprint of staff and customer travel. Our commercial assets – especially our farmed estate – and our land also have a central role in our scope 3 footprint, and for our broader facilitation role on climate and nature. As such, the SAMP will be key to ensuring that our estate is supporting the provision of low carbon energy; optimizing energy efficiency and waste minimization; facilitating low carbon travel; supporting sustainable land management and nature-based solutions; and ensuring the climate resilience of our assets. The SAMP accordingly (a) identifies climate and nature as one of its core priorities and in Principle 7; (b) includes climate and nature as one of its core KPIs; (c) embeds it within our asset review process; and (d) notes in the action plan the intent to produce supporting strategies. Moreover, the broader ambitions of the SAMP (such as enabling multi-functional spaces or embedding our Effective Property Services approach) will further support our climate and nature ambitions.



4. Well-being and Health Implications

By improving places, and contributing to improved local economies, as well as the improvement of buildings and the support of the environment and nature, there will be additional health benefits. At this stage

quantification is not possible, but if required evaluation could be carried out in due course.

5. **Other Implications**

None at this stage

6. **Risk Assessment**

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

Current Risk: Low

Residual Risk: Low

7. **Equalities Impact Assessment**

At this stage the potential equalities impacts are assessed as positive due to the principals proposed, particularly to support front line services, to improve buildings, economies and neighbourhoods and to create better places. However, the high-level principles of this approach preclude detailed and meaningful assessment.

Each detailed strategy and key decisions on asset use will require a specific equalities impact assessment considering in detail the impact on groups with protected characteristics.

8. **Appendices**

Dorset Council SAMP 2024-2030

9. **Background Papers**

N/a

10. **Report Sign Off**

10.1 This report has been through the internal report clearance process and has been signed off by the Director for Legal and Democratic (Monitoring Officer), the Executive Director for Corporate Development (Section 151 Officer) and the appropriate Portfolio Holder(s)