

CABINET

Agenda Item:

Ward: All

Portfolio: Finance and Services

Cllr John Parham

**Report
Author(s):**

Meeting Date:
23rd May 2016

SUBJECT: Asset Management Plan 2016 - 2020

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Report Sign off	Seen by:	Name	Date
	Legal	Donna Nolan	10.05.2016
	Finance	Duncan Moss	10.05.2016
	Procurement		n/a
	Corporate Manager	Donna Nolan	10.05.2016
	Portfolio Holder	Cllr Nigel Taylor Cllr Tom Killen	10.05.2016
	Ward Member(s)		n/a
Summary:	<p>As a matter of good practice the Council is expected to have in place an Asset Management Plan (AMP) which sets policies on how its property assets will be acquired, owned, managed, and disposed of. The AMP should be reviewed regularly, and in view of identified and emerging corporate and transformation priorities a refreshed version has been prepared to cover the period 2016 to 2020.</p> <p>The AMP sets the direction for the use, management, and development of the Council's property portfolio by putting in place an overarching set of principles on how the Council will act in its capacity of property owner.</p>		
Recommendation:	<ol style="list-style-type: none">1. That the AMP 2016 - 2020 is adopted.2. That delegated authority is granted to the Leader, Deputy Leader, and the Deputy Chief Executive(s) to review the membership and terms of reference of CAMG to ensure the property and asset management functions of the Council are dealt with as efficiently and effectively as feasible; and that the AMP is updated to reflect the outcome of this review.3. That delegated authority is granted to the Monitoring Officer, in consultation with the Deputy Chief Executive(s), to make the necessary amendments to the constitution, with such constitutional		

	<p>updates being presented to the next meeting of full Council.</p> <p>4. That delegated authority is granted to the Portfolio Holders for Services and Finance, and Transformation, and the Deputy Chief Executive(s) to develop business cases in relation to appropriate assets to deliver the aims and objectives of the AMP; and that Cabinet note that fully assessed business cases will be presented to Cabinet (or in appropriate circumstances CAMG) for approval in due course.</p>
Direct and/or indirect impact on service delivery to our customers and communities:	The AMP makes it clear that the Council's priority to put the customer first, and to continuously seek to improve customer service, should be at the heart of all property-related decisions.
Legal Implications:	<p>There are no specific proposals in the AMP which will raise legal issues, although the Council does have a statutory duty under s.123 of the Local Government Act 1972 to make sure that its property assets are used and disposed of at Best Consideration.</p> <p>Key legal implications will be specifically assessed for every project taken forward.</p>
Financial Implications:	<p>The AMP sets out clear principles for using the Council's property related resource to support the Council's financial, corporate, and service priorities.</p> <p>The individual projects that will emerge from the AMP will be considered against a clear financial methodology.</p>
Value for Money:	The AMP explains how the Council will comply with its statutory duty to ensure that its assets are used in a way that delivers best consideration, which can broadly be summed up as the yielding the highest financial returns when balanced against other important corporate priorities to improve economic, social and environmental wellbeing.
Equalities Implications:	None as a result of this report.
Risk Assessment and Adverse Impact on Corporate Actions:	<p>The AMP will inform and support all property-related decisions made by the Council.</p> <p>The AMP's preparation and implementation is a recognised priority.</p>
Scrutiny Recommendation	Scrutiny will consider this matter on 16 th May. Cabinet will be

(if any)	updated.
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INTRODUCTION

As a matter of good practice the Council is expected to have in place an Asset Management Plan (AMP) which sets policies on how its property assets will be acquired, owned, managed, and disposed of. The AMP should be reviewed regularly, and in view of identified and emerging corporate and transformation priorities a refreshed version has been prepared to cover the period 2016 to 2020.

The AMP sets the direction for the use, management, and development of the Council's property portfolio by putting in place an overarching set of principles on how the Council will act in its capacity of property owner.

BACKGROUND

The Council's approach to strategic asset management continues to adapt in order to capitalise on the ongoing challenges and opportunities presented by changes in the economic and political climate. This version of the AMP sets out the Council's refreshed strategy for the use of its assets in the short, medium, and long term. The AMP also sets out the organisational arrangements for implementing and developing the policy; provides a strategy for ongoing disposals and acquisitions; and provides performance measures and indicators to assist in informing future strategies regarding the Council's land and property resources.

The AMP provides a context in which decisions concerning the deployment of individual property assets can be made in an informed and balanced manner, whether for individual sites, or for a wider group of properties. It also sets a framework against which regular and proactive reviews of the portfolio to ensure that the maximisation of financial, customer, and community benefits can be set.

The AMP is linked through organisational arrangements to service plans and other strategies, and in particular will form part of our emerging transformation strategy.

The role of CAMG requires refocus following the portfolio and management restructure which is currently being considered by the Council.

OPTIONS CONSIDERED

The adoption of an up-to-date AMP is a requirement of a number of Best Practice and regulatory principles. The recommended version of the AMP has been prepared in consultation with a range of stakeholders, and following ongoing analysis of opportunities and risks flowing from a number of projects and transactions.

RECOMMENDATIONS

1. That the AMP 2016 - 2020 is adopted.
2. That delegated authority is granted to the Leader, Deputy Leader, and the Deputy Chief Executive(s) to review the membership and terms of reference of CAMG to ensure the property and asset management functions of the Council are dealt with as

efficiently and effectively as feasible; and that the AMP is updated to reflect the outcome of this review.

3. That delegated authority is granted to the Monitoring Officer, in consultation with the Deputy Chief Executive(s), to make the necessary amendments to the constitution, with such constitutional updates being presented to the next meeting of full Council.

4. That delegated authority is granted to the Portfolio Holders for Services and Finance, and Transformation, and the Deputy Chief Executive(s) to develop business cases in relation to appropriate assets to deliver the aims and objectives of the AMP; and that Cabinet note that fully assessed business cases will be presented to Cabinet (or in appropriate circumstances CAMG) for approval in due course.

REASONS FOR RECOMMENDATIONS

So that the Council meets its obligations to ensure there is a robust framework in place to complement and assist decisions concerning the deployment of its property assets; and to support the delivery of the Council's overarching Corporate Plan and Capital Strategy.

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List of background Papers:

1. Asset Management Plan 2016 - 2020.
2. Appendix 1: disposals and acquisitions.
3. Appendix 2: framework for Asset Transfers.