



FOR PUBLICATION

DERBYSHIRE COUNTY COUNCIL

CABINET

Thursday, 14 July 2022

Report of the Assistant Director (Asset Management)

Corporate Property Asset Management Strategy
(Cabinet Member for Corporate Services & Budget)

1. Divisions Affected

1.1 County-wide

2. Key Decision

2.1 This is a key decision because it is likely to result in the Council incurring expenditure which is, or savings which are significant having regard to the budget for the service or function concerned (this is currently defined as £500,000)

3. Purpose

3.1 To present the new Corporate Property Asset Management Strategy to Cabinet for approval as set out in Appendix 2

4. Information and Analysis

4.1 The existing Asset Management Framework was written in 2019 and expires in 2022, so a new one is required. This 2019 framework was written in response to the Feb 2019 Ernst Young report recommendation that Corporate Property should be realigned to focus on robust and strategic asset management. Since that report and the

framework were written, Corporate Property has undergone a restructure to focus on asset management and has introduced new governance and many new asset management processes and activities. Property 2025 has also been launched. This is a five year programme to review every property asset, challenge the reason for holding it and ensure that we have a robust asset plan in place.

The new strategy has been aligned to the new Council Plan and the Service Plan, to ensure that all of the Council's activities are aligned to delivering the wider strategic outputs of the Council.

A robust and forward thinking strategy for the management of the Council's land and assets is critical to ensure that the right decisions are made regarding their future use, management, development or disposal.

The Council's Asset Management Strategy sets the framework for managing the corporate property portfolio for the next five years, including how the Council make strategic property decisions which support corporate objectives and ensure that the Council's estate is sustainable, efficient and fit for the purpose of delivering excellent service.

The Council's property portfolio not only needs to support frontline service delivery, but also needs to respond to and plan for future changes in the way that the Council deliver those services and also, to the needs for an increasingly flexible and agile workforce.

As partner organisations undergo similar transformation, the Council needs to be in a position to embrace opportunities to collaborate and co-locate services, so that the overall public estate burden is reduced and the County's residents benefit from streamlined and joined up access to services.

After its people, its property assets are the Council's biggest resource and are key to transforming the way in which the Council delivers its services. Shrewd and effective asset management will not only ensure that the Council's estate is sustainable and able to support future service deliveries, but that it can drive, support and contribute to wider Council priorities, including the Council's carbon reduction agenda.

The Council's Corporate Property Asset Management strategy balances ambition and enterprise, with a methodical and evidence based approach, focusing on the delivery of the Council's Property 2025 vision that every asset held by the Council will be reviewed, that the

reason for holding the asset is challenged and put in place an asset management plan appropriate to its future role in our portfolio. For guidance concerning report format including the presentation of financial data and tables, please see the Annex.

5. Consultation

- 5.1 No formal consultation is required for the strategy itself. Appropriate consultation is carried out when required by an individual asset plan outcome, for example when declaring a building surplus an approval process is followed, subject to the level of delegation.
- 5.2 The strategy has been signed off by the Council's internal Strategic Asset Review Board and then by the Corporate Asset Management Group, which has representation from all service areas, at Assistant Director or Director level.
- 5.3 The strategy also sets out the mechanism for involving service areas in the production of Service Asset Management Plans. These documents look at how services will be delivered in the future and the assets required to deliver them. They ensure that asset decisions are aligned to the longer term needs of service delivery, avoiding abortive work and helping to project service costs.

6. Alternative Options Considered

- 6.1 The Council could allow the existing framework to expire and manage without a new one, but this would not be good asset management practice and would not set out the new objectives and activities against which the Council can be measured.

7. Implications

- 7.1 Appendix 1 sets out the relevant implications considered in the preparation of the report.

8. Background Papers

- 8.1 None

9. Appendices

- 9.1 Appendix 1 – Implications

9.2 Appendix 2 – Corporate Property Asset Management Strategy

10. Recommendation(s)

That Cabinet:

- a) Notes and approves the Corporate Property Asset Management Strategy

11. Reasons for Recommendation(s)

- 11.1 In order to formally adopt the new Asset Management Strategy.

12. Is it necessary to waive the call in period?

- 12.1 No

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Implications

Financial

The strategy sets out how it will help to deliver the Finance Strategy and the Capital Strategy, along with the wider corporate objectives. There are no specific financial implications arising directly from the report.

Legal

None

Human Resources

3.1 Human Resources officers attend the Corporate Asset Management Group and have commented on the appropriate strategies which interface with the Asset Management Strategy and how we might help to deliver them. There are no direct implications for the workforce.

Information Technology

4.1 Not applicable. Any future changes and improvements will be subject to a business case.

Equalities Impact

5.1 Not applicable .

Corporate objectives and priorities for change

6.1 The strategy sets out how it delivers the Corporate Property deliverables in the Council Plan and other strategic objectives.

Other (for example, Health and Safety, Environmental Sustainability, Property and Asset Management, Risk Management and Safeguarding)

7.1 The strategy sets out how it will help to deliver the Council's carbon zero objectives.