
ADOPTION OF ASSET MANAGEMENT STRATEGY

To: **Cabinet – 13 November 2014**

Main Portfolio Area: **Financial Services and Estates**

By: **Cllr Everitt, Cabinet Member for Financial Services and Estates**

Classification: **Unrestricted**

Ward: **All Wards**

Summary: **The Council are committed to ensuring that services align to achieve the corporate aims. Strategic Corporate Asset Management must facilitate these aims with appropriate policy and process. This report introduces the Corporate Asset Strategy with Cabinet being asked to adopt the strategy**

For Decision

1.0 Introduction and Background

- 1.1 Thanet District Council Asset Management Strategy expired in 2011, see annex 1.
- 1.2 An interim property disposal process was adopted by Cabinet on 10th May 2012, see annex 2.
- 1.3 The Economic Development and Asset Management department, following considerable consultation with members and officers have documented a new strategic policy and process, annex 3.

2.0 The Current Situation

- 2.1 Thanet District Council places strategic importance in the council's fiduciary duties in relation to its ownership of corporate property and land.
- 2.2 The ownerships of a significant corporate portfolio bring both benefits and responsibilities. It is important that Thanet Council can evidence the policy and processes they adopt to ensure these obligations are met.
- 2.3 Following a period of review of the corporate property and land asset base, and a substantial consultation process, the Council have produced a new Corporate Property Asset Management Strategy (CPAMS) to facilitate communication, transparency and reinforce its commitment to adopting due process when acting as Corporate Landlord.
- 2.4 The CPAMS gives information about the strategic policy and processes adopted including:-
 - 2.4.1 What Corporate Property Asset management is;
 - 2.4.2 The pressures the council are under in connection with finances and asset liabilities;

- 2.4.3 Reinforces the councils commitment to community asset management by confirming a new post employed to support the community in the complex arena of the Localism Act;
- 2.4.4 Describes the forum where strategic asset management consolidates for consideration;
- 2.4.5 Introduces a new corporate property asset and land disposal process.
- 2.5 The CPAMS is a high level strategic document; it is not an action plan.
- 2.6 The action plan will be prepared for the start of the financial year in 2015, will take its lead from the corporate priorities and support the targets in the medium term financial plan. It will be developed by the corporate property asset management group forum regulated by the policy and processes found within the Constitution for Governance and other relevant Cabinet policy.
- 2.7 The action plan will be developed through the Corporate Property Asset Management Group but subject to approval by Corporate Management Team before adoption in April 2015.
- 2.8 This report and associated annexes went to Overview and Scrutiny Panel Meeting held on 21 October 2014. Some Members of the panel said that this proposed strategy was clearer than the one it is intended to replace and commended the officers for the work done in producing the document. The OSP agreed to recommend to Cabinet for approval; the Corporate Property Asset Management Strategy 2014 – 2019.

3.0 Corporate Implications

3.1 Financial and VAT

- 3.1.1 The strategy has no financial and vat implications.

4.2 Legal

- 4.2.1 Legal advice has been taken into account in the strategy.

5.3 Corporate

- 5.3.1 The council will mitigate its risks of uncoordinated and uncontrolled asset management by adopting a strategic coordinated approach; however, there is still sufficient input from all stakeholders to get involved.

The policy and processes contained within the strategy will support all the other strategies and the corporate plan.

By adopting this strategy there will be a clear forum for considering the environmental impact the corporate estate has on its surroundings. The group will develop a baseline audit and from there document action plans to reduce carbon emissions.

The CPAMG will consider the human rights act and equal opportunities as part of the on-going review of the corporate property portfolio and ensure that no recommendations are made to Cabinet without prior consideration of these issues.

5.4 Equity and Equalities

- 5.4.1 The strategy does not affect equity and equalities but the CAPMG will consider equity and equalities as part of all individual property and land reviews.

6.0 Recommendation(s)

- 6.1 It is recommended that Cabinet approve the Corporate Property Asset Management Strategy 2014 – 2019.

7.0 Decision Making Process

- 7.1 This is a key decision to go to Cabinet, subject to call in.

Contact Officer:	Edwina Crowley, Head of Economic Development and Asset Management
Reporting to:	Ged Lucas, Interim Director of Community Services

Annex List

Annex 1	Thanet District Council Asset Management Strategy 2007 - 2011
Annex 2	Property Disposal Process 2012 -2014
Annex 3	Corporate Property Asset Management Strategy 2014 - 2019

Background Papers

Title	Where to Access Document
None	N/A

Corporate Consultation Undertaken

Finance	Ged Lucas, Interim Director of Community Services
Legal	Steven Boyle, Interim Legal Services Manager & Monitoring Officer