

Cabinet

17 July 2013

**Corporate Asset Management Plan and
Property Strategy**



Report of Corporate Management Team

**Ian Thompson, Corporate Director Regeneration and Economic
Development
Councillor Neil Foster, Cabinet Portfolio Holder for Regeneration
and Economic Development**

Purpose of the Report

- 1 The purpose of the report is to seek approval to the Council's Corporate Asset Management Plan and Property Strategy.

Background

- 2 The County Council currently owns and operates a portfolio of assets with a total value, excluding housing property for Capital accounting purposes of £1.9 billion.
- 3 Asset Management is the activity that ensures that the asset base of the Council is optimally structured in the best corporate interest of the organisation and utilisation of the Council's assets will therefore be key to the delivery of its goals and objectives.
- 4 The Corporate Asset Management Plan (CAMP), (a copy of which has been placed in the Members Resource Centre), sets out the Council's approach to ensuring that it optimises the use of its assets in terms of service benefit, financial return and value for money.
- 5 It sets out the planning context and strategic direction for the management of our property and considers the environment in which the Council is operating and the property priorities response to this. In broad terms it includes information on the size and nature of the property portfolio and the emerging issues. It describes the Council's current asset management policy and practice and gives details of how we are challenging our property portfolio as well as how we will close current property portfolio 'gaps' to ensure we deliver our Council's vision of an 'Altogether Better Durham'.
- 6 The Property Strategy (which has also been placed in Members Resource Centre) sets out the overarching principles to ensure we manage our assets as a corporate resource by:

- Providing a portfolio that is fit for purpose and capable of supporting service delivery objectives
 - Managing our portfolio in a cost effective manner focusing on reducing direct property costs and increasing capital receipts and revenue income.
 - Identifying opportunities for shared use of property.
 - Using our property, balancing opportunity with financial expediency to support regeneration and economic development.
- 7 The Property Strategy also incorporates a revised and updated Disposal and Acquisition Strategy. This was originally adopted by Cabinet in December 2010. And has been updated to reflect changes made necessary from experience of its usage over time.
- 8 Inevitably issues will change and progress as the needs of the Authority emerge, Property Reviews are completed and Service Asset Management Plans are reviewed and developed. It is vital therefore that these key documents are reviewed by the Assets Team on a regular basis to reflect service asset requirements and the drive for continuous improvement within the organisation.

Recommendations and reasons

- 9 It is recommended that Members approve the Corporate Asset Management Plan and Property Strategy.

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Appendix 1: Implications

Finance

The report concerns the Councils Asset Management Plan and Corporate Property Strategy which refers and relate to a range of capital and revenue budgets.

Staffing

None

Equality and Diversity

The Councils Asset Management Plan includes targets in relation to carrying out Access Audits and Plans on the Councils buildings which will inform programmes of improvements to enhance access to buildings and services

Accommodation

Corporate Asset Management Plan highlights the property programmes and projects

Crime and disorder

None

Sustainability

Corporate Asset Management plan sets out the Councils approach to sustainability

Human rights

None

Localities and Rurality

None

Young people

None

Consultation

Report for information/approval

Health

The Councils Asset Management Plan includes targets and actions in relation to carrying out Access Audits on the Councils buildings which will inform programmes of improvements to enhance access to buildings for people with disabilities.