

Agenda Item

REPORT OF Head of Communities and Place

To: Full Council

Subject: Strategic Asset Plan 2023-2028

Date: 30th January 2023

Reference:

PURPOSE OF REPORT:

To present the draft Strategic Asset Plan and recommend its adoption.

1. INTRODUCTION

The aim of this Strategic Asset Plan is to align and leverage real estate in order to help deliver relevant elements of the 2020 Vision either directly, or indirectly by assisting execution of other service plans.

Torridge District Council's Strategic Asset Plan 2018 to 2023 is based on an Asset Management Framework which is made up of three elements:

Asset Management Policy
Asset Management Strategy
Asset Management Action Plan

Whilst connected and inter-related, the Strategic Asset Plan is designed to be organic and each part intended to last over different timescales and also capable of being updated at different times in order to remain relevant.

2. REPORT

Asset Management Policy

The Asset Management Policy Identifies objectives and priorities within the 2020 Vision to which asset management can make a positive contribution. In addition it links with other plans and strategies with specific policies and initiatives which may have implications or require change to the Council's assets. For example the Energy Strategy and Capital Strategy. For sake of clarity TDC is not an education or highways authority. Neither is it a housing provider, having disposed of its housing stock, albeit some hostels are operated. The timescale for the adoption of the Policy is five years, 2023 to 2028, but reviewed annually.

Firstly the policy document sets the scene by providing a brief overview of the key issues and challenges presented by Torridge as a District.

Secondly it sets out the organisational context of the organisation which has been designed to address and improve the District's issues. This focuses on the Council's other strategies and policies that feed into the Corporate Strategy and which our approach to real estate can impact.

Finally, set out are eight overriding principles which determine our approach to real estate and, if adhered to, have been designed to ensure the manner in which we use our land and buildings positively contributes to achieving our 2020 Vision.

Asset Management Strategy

The Asset Management Strategy sets out an overview of the asset portfolio of the Council, its scale and value of careful asset management.

Governance arrangements are outlined, including the decision-making and engagement structures in addition to an explanation of the Council's corporate landlord approach.

The strategy outlines how each policy objective will be delivered and an explanation of the process of a systematic 'asset challenge and review' is provided.

Finally, any significant asset management risks to the authority requiring inclusion in the corporate risk register and appropriate prioritisation and mitigating actions are included. Risks include regulatory compliance, condition inspections, structural issues, flooding, construction costs escalation and skill shortages that might impact delivery capacity.

The Asset Management Strategy is to be reviewed after three years. 2023 to 2026. to ensure TDC's estate fully supports the 2020 Vision by fitting in with the Mission and Principles of the Asset Management Policy.

Asset Management Plan

A granular asset-by-asset approach will be set out identifying actions that are necessary to achieve the asset management strategy and policy. This ensures our activity is aligned to the delivery of the 2020 Vision and real estate is a positive contributor to its key policies and strategies.

The action plan will ensure delivery of strategies in place in addition to highlighting where production of new strategies should be implemented, for example a Property Maintenance Strategy and Acquisition and Disposal Strategy. It will align with the Services Business Plan and Asset Review Proformas.

The Action Plan will be an annually reviewed document, to ensure it remains current and appropriate.

3. IMPLICATIONS

Legal Implications

Considered within the document

Financial Implications

Considered within the document

Human Resources Implications

Considered within the document

Sustainability Implications

Considered within the document

Equality/Diversity

Considered within the document

Risk Management

Considered within the document

Compliance with Policies and Strategies

As detailed in the document

Data Protection (GDPR) Implications

N/A

Lead Member Views

Councillor Hicks – Consulted 19/01/23

I most glad to see this document as we have needed it for a while. It demonstrates the principles of good estate management and I recommend it's adotion.

4. CONCLUSIONS

The Strategic Asset Plan will help the Council to focus activity on the key assets and use them to best effect in the delivery of the Council's strategic priorities. It will provide a framework for decision making and assist the Council to more accurately budget for the future.

5. RECOMMENDATIONS

That Members consider the content of the Strategic Asset Plan and adopt it as a guiding document.

SUPPORTING INFORMATION

Consultations: SMT, Cllr Hicks

Contact Officer: Sean Kearney

Background Papers: