

# Corporate Policy and Resources Committee



Date of meeting: 4<sup>th</sup> October 2021

<b>Title</b>	<i>Asset Management Plan Year 1 Review August 2020/2021</i>
<b>Purpose of the report</b>	For decision
<b>Report Author</b>	<i>Asha Hunjan, Property Manager. Nick Cummings, Property and Development Manager</i>
<b>Ward(s) Affected</b>	All Wards
<b>Exempt</b>	No
<b>Exemption Reason</b>	N/A
<b>Corporate Priority</b>	Community Affordable Housing Recovery Environment Service Delivery
<b>Recommendations</b>	<b>Committee is asked to:</b> <i>Note the update on Actions for Year 1 (Appendix 2) Approve the New Actions for Year 2 for inclusion within the overall Action Plan (Appendix 3)</i>
<b>Reason for Recommendation</b>	<i>The Committee is being asked to agree the new Actions to ensure that as a Council we look at improving how we manage our assets year on year.</i>

## 1. Key issues

The Asset Management Plan (AMP) was adopted by Cabinet on 23 September 2020 (**Appendix 4**)

<https://democracy.spelthorne.gov.uk/documents/s28885/Asset%20Management%20Plan%20-%20report.pdf> and 'sits' underneath the Capital Strategy as a delivery plan.

**Appendix 1** sets out in Executive Summary form the AMP including the Councils Priorities, the Estate, Strategic Objectives and the Action Plan. The Summary and the update on the action plan, either being in progress, completed or ongoing becomes **Appendix 1 - Asset Management Plan Year 1 Review**.

- 1.1 It has a 5 year lifespan and sets out the principles for ongoing ownership and management of the Council's Investment and Municipal portfolio as well as its development programme. The Action Plan at the back of the document sets out what practical measures the team will be undertaking to ensure those high

level principles translate into measurable and practical outcomes 'on the ground'.

1.2 The Asset Management team use this document to focus on the most critical aspects of their work (but by no means covers everything that the team do). Considerable time and effort have been invested over the last year to ensure those actions due to be completed with the first year are delivered. The vast majority have been.

1.3 Where the team have not managed to do so, it has either been as a result of political decision making (e.g. the moratorium which has prevented schemes within Staines town centre from progressing) or where additional resource was required. Additional capacity has been brought in during the last 12 months to address some of those gaps (e.g. property finance and municipal) which has meant that whilst actions may not have been completed, work is nevertheless progressing.

## **2. Options analysis and proposal**

2.1 The majority of the actions within the Asset Management Plan (AMP) have been completed for Year 1, and those few that have not will be carried over and form part of the new Action Plan for Year 2. These are covered in **Appendix 2**, which the Committee is asked to note.

2.2 There is the option to leave the AMP as is and simply continue with the outstanding actions. This is not recommended, as it does not recognise the fact that the AMP needs to be dynamic and has to react to changing circumstances.

2.3 Alternatively, the Committee could agree a number of new actions that the team have identified to ensure that the Councils asset management becomes more effective and efficient over time. Some of the actions reflect additional work on our investment portfolio, others cover procurement, whilst another focuses on sustainability and our green credentials. These are included in **Appendix 3**.

It is recommended that the Committee approve these new actions which have been identified for delivery in 2021/22.

## **3. Financial implications**

3.1 We do not anticipate that the new actions set out in **Appendix 3** will result in any additional revenue or capital requirements. The team will continue to work within existing agreed budgets.

## **4. Other considerations**

4.1 The AMP is one of the main delivery vehicles for the Capital Strategy, and effectively sets out the work plan for the asset management team. It is important that we are open and transparent in setting out the future work of the assets team in light of its central importance to the Council.

4.2 Members of the committee are reminded that the AMP covers risk mitigation. Section 5.1 of the Plan covers strategy, policy and risk management around our investment assets in particular. It highlights mitigation measures such as annual risk assessment, annual stress tests, ad hoc investment reviews and annual performance reports.

## **5. Equality and Diversity**

5.1 The Council ensures that its assets either fully comply with the relevant legislation, or that reasonable measures are taken to ensure or buildings are accessible for use to everyone in the community.

## **6. Sustainability/Climate Change Implications**

6.1 Spelthorne declared a Climate Change Emergency in October 2020. A Climate Change Task Group has been set up by the Environment and Sustainability Committee, and it is possible that that this group may come up with further actions to improve the long term sustainability of our assets. These will be fed into further annual updates of the Asset Management Plan as required.

## **7. Timetable for implementation**

7.1 This an annual Asset Management Plan with an aim to deliver in Year 2; however it is a working document and expected to be flexible to allow for unexpected changes.

**Background papers: There are none.**

**Please note**, Appendix 2 refers to 'Cabinet' and 'Portfolio Holders' as these actions were completed under the 'Cabinet System'.

### **Appendices:**

*Appendix 1 – Executive Summary of Asset Management Plan*

*Appendix 2 - updated Action Plan*

*Appendix 3 – new Action Plan 2021/2022*

*Appendix 4 – Asset Management Executive Summary*