

**NORTH LINCOLNSHIRE COUNCIL**

**CABINET**

**CAPITAL STRATEGY AND CORPORATE ASSET MANAGEMENT PLAN 2009-2012  
AND PROPERTY STRATEGY 2009-2023**

**1. OBJECT AND KEY POINTS IN THIS REPORT**

- 1.1 To consider the council's Capital Strategy and Corporate Asset Management Plan for 2009-2012 and Property Strategy 2009-2023
- 1.2 The main points are as follows:
  - The Capital Strategy and Corporate Asset Management Plan is reviewed regularly. The Property Strategy is updated annually. Central government views this as good practice.
  - Copies of these plans were deposited in group offices.

**2. BACKGROUND INFORMATION**

- 2.1 A Capital Strategy and Corporate Asset Management Plan was previously submitted annually to the Office of the Deputy Prime Minister (ODPM) for assessment. They rated them as "good". This was the highest rating possible. This is no longer a requirement.
- 2.2 The council has large amounts of capital invested in assets, and revenue spending on property is the second biggest item in our budgets after staffing.
- 2.3 It is good practice to review our Capital Strategy and Corporate Asset Management Plan. A 'Property Strategy' was produced for the first time last year. All these were recently refreshed as a single 'suite' of documents' to avoid overlap.
- 2.4 The Capital Strategy sets out how our capital assets are managed. It shows how the planned, prioritised and effective use of capital helps meet council priorities. This includes headline information on Highways.

2.5 The Corporate Asset Management Plan sets out

- Our asset management arrangements and improvement plans,
- Outcomes in line with community and council ambitions.

It also summarises key proposals that affect assets from service plans, including the new capital programme.

2.6 It shows how the council fits in the national context, (including the affect of the recession) as well as meeting local needs and the increased expectations of customers.

2.7 The Property Strategy:

- Looks in detail at each of our non-school properties and reflects on data for each one, based on a 'traffic light' approach.
- Sets out outline proposals on plans to turn round non-performing buildings over a 15 year period, by refurbishing, rationalising, replacing and removing poor buildings, joining up approaches and programmes.
- Sets out strategies to work with services to review assets across all areas.

2.8 It proposes ways to transform our asset base to help improve the quality of our services and customer satisfaction, whilst delivering value for money.

2.9 The Corporate Asset Management Plan and Property Strategy focus mainly on property assets. There is now a strong emphasis on working with partners and exploring the potential transfer of assets to the third sector.

2.10 Members who have attended the two workshops held on asset management in recent years should now be familiar with many of the principles set out in these plans.

2.11 The council achieved a Level 3 for the Use of Resources Key Lines of Enquiry for Asset Management last year. This suite of documents (and the ongoing work that is reflected in them) plays a key part in this assessment.

2.12 The 'bar has been raised' for Asset Management considerably for the new Comprehensive Area Assessment. Initial discussions have proven positive and suggest that achieving the new and very challenging Level 3 Criteria could prove possible.

2.13 The documents are a useful statement of policies and priorities in asset management. Producing them is accepted good practice. Copies of the combined document are on deposit in group offices.

### **3. OPTIONS FOR CONSIDERATION**

3.1 The options for Cabinet to consider are as follows

3.1.1 Option 1 - Approve the plans

3.1.2 Option 2 - Comment on the plans prior to approval

3.1.3 Option 3 - Reject the plans

### **4. ANALYSIS OF OPTIONS**

4.1 Option 1: This would allow the council to move forward with these plans.

4.2 Option 2: If members wish to comment on the plans, and request further work or amendments, this will delay approval. However, any feedback is welcomed and it is important that any concerns are addressed.

4.3 Option 3: Rejecting one or more of the plans could inhibit progress on moving forward with asset management in North Lincolnshire.

### **5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)**

5.1 Financial - These documents help in managing capital resources effectively.

5.2 Staffing - There are no staffing implications.

5.3 Property - The documents are about the council's property and the implications for this are set out in the plans.

5.4 IT - There is a strong and growing link between property plans and IT, which is explored within the documents.

### **6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)**

6.1 Statutory - There are no statutory implications.

6.2 Environmental - A major element of moving the asset base forward is improving energy efficiency and environmental sustainability. This is covered in the plans.

6.3 Diversity - Access to buildings and services for all sectors of the population is a key strand of these plans.

6.4 Crime and Disorder - These issues are considered on all major schemes referred to within the plans.

## **7. OUTCOMES OF CONSULTATION**

- 7.1 All council services are consulted throughout the asset management process on an ongoing basis. Consultation with the public takes place over lower level plans. Feedback from these consultations is fed into the Capital Strategy and Corporate Asset Management Plan.
- 7.2 Cabinet Members through the service planning process consider individual service issues. These feed into the Capital Strategy and Corporate Asset Management Plan.
- 7.3 Key partners are consulted around opportunities for the joint use of assets. This is reflected in these plans.

## **8. RECOMMENDATIONS**

- 8.1 That Cabinet approves the combined Capital Strategy and Corporate Asset Management Plan for 2009-2012 and the Property Strategy for 2009-2023.

### **SERVICE DIRECTOR ASSET MANAGEMENT AND CULTURE**

Hewson House  
Station Road  
BRIGG  
North Lincolnshire DN20 8XY  
Author: Chris Ellerby  
Date: 24 March 2009

**Background Papers used in the preparation of this report:** None