

Comments received in relation to draft Asset Management Strategy June 2017

Comment:	From:	Response:	Strategy Document Amended?
<p>Why does the council not maintain Denbighshires public buildings. Employ inhouse engineers and save us taxpayers some Money!</p>	<p>Private Sector Organisation</p>	<p>DCC does employ people to maintain its housing stock, and has a number of contracts in place with suppliers (often local companies) to undertake larger jobs and work on other properties. This is the most cost-effective method for maintaining our properties, as work is only undertaken as and when required and the Council is not paying workers for periods when there is insufficient work for them to be fully utilised.</p>	<p>No</p>
<p>That existing Third sector organisations that are already tenants of DCC in Old Buildings are given a fair opportunity to continue in those buildings. Particularly those that are working in areas such as The Social Services and Well-being, and Well-being of Future Generations (Wales) Acts.</p> <p>I am pleased to see this being published and hope that organisations that are already working from DCC buildings are given due consideration when DCC start with this strategy. When either asset transferring or selling to give the 3rd sector a reasonable amount of time to raise capital to renovate and upgrade the buildings. I would hope that these stakeholders are kept informed at every step of the procedure.</p>	<p>Third Sector Organisation</p>	<p>There would be no intention of disadvantaging tenants of DCC buildings, especially where they are providing services to the community. There may be occasions where the Council develops alternative plans for an occupied building, either because it requires substantial refurbishment or disposal, but in those cases the Council will always work with the tenant to identify and secure appropriate alternative accommodation whenever possible.</p> <p>The possibility of Community Asset Transfer is mentioned specifically in the strategy under both Outcomes 1 and 4. Separate to the strategy it is the intention to develop a Community Asset Transfer policy, and within this policy we will consider the comments made here to ensure that any asset transfers have the highest possibility of success.</p>	<p>No</p>

Comment:	From:	Response:	Strategy Document Amended?
Put our community first. Put people first	Member of the Public	Outcome 4 is specifically about trying to ensure that the Council considers the needs of communities – not just their own operational requirements – when making decisions about properties.	No
Better use of community asset transfer Small business units in Prestatyn like tai Tywyn	An elected member	<p>The possibility of Community Asset Transfer is mentioned specifically in the strategy under both Outcomes 1 and 4. Separate to the strategy it is the intention to develop a Community Asset Transfer policy, and within this policy we will consider the comments made here to ensure that any asset transfers have the highest possibility of success.</p> <p>Outcome 3 is specifically about how we use our property assets to support the local economy.</p>	No
<p>assess the condition of property before making decisions</p> <p>allow the change of use and be more flexible on the use of buildings</p> <p>confirm why you need to get rid of assets</p>	Town or Community Council	<p>Outcome 1 outlines how we undertake condition surveys of our properties in order that they remain fit for purpose. However, maintenance requirements often outstrip the financial resources available, and thus a process of prioritisation is applied. The condition of a property, and any required maintenance, is always considered when making decisions.</p> <p>If a building is surplus to the requirements, there is already a process in place to consider alternative uses – both internally for DCC or externally with the third sector or other public body. This process is outlined under Outcome 1 of the strategy. The council is generally quite flexible about alternative uses, but where such a change of use requires planning consent this would need to be subject to the planning process.</p>	No

Comment:	From:	Response:	Strategy Document Amended?
<p>Providing the right buildings, in the right place, and in the right condition. The rationale for removing this is that it's like chasing moving goal posts. Many public sector organisations build or acquire property through PFI or other means trapping themselves into hefty financial contracts but community needs are always changing. From previous experience in a large public sector organisation staff were always being relocated due to changing priorities and relocation depending on the gov't, local gov't or Home Office.</p> <p>Shared services are needed, such as merging with other local authorities or other public sector organisations.</p> <p>Does the asset management strategy include how all resources or equipment are used?</p> <p>The strategy is a statement rather than a strategy document that can be considered</p>	Member of the Public	<p>Outcome 1 – right building, right place – will be a fundamental foundation of any organisations' asset management plans. We recognise that needs do change, and that is why it is important to continually review whether the land and buildings we have are in the right place and condition to deliver services effectively and yes, on occasion, this will mean staff relocating.</p> <p>Outcome 1 outlines that shared use of our land and building assets is something that we should always consider going forward.</p> <p>No – the asset management strategy relates to the council's land and building assets, excluding council housing, bridges and highways. It does not include other assets such as ICT and fleet vehicles</p>	An amendment to the strategy will be made to clarify what is "in scope" of the strategy and what is not included.
<p>I think the environmental outcome should be more explicit about biodiversity outcomes and outcomes for the natural and historic environment, otherwise it will just be seen in terms of energy efficiency</p> <p>With the Property portfolio plans it will be important, particularly within the Countryside/Parks/ open space section to fully reflect all the benefits of the various places, environmental, tourism, health and activity etc etc</p>	DCC employee	<p>Outcome 2 – reducing the environmental impact – specifically mentions the need to protect and improve biodiversity within our land and building portfolio.</p> <p>Noted and acknowledged. This will be picked up in the development of the Portfolio Plans.</p>	No

Comment:	From:	Response:	Strategy Document Amended?
When transferring assets we need to be mindful that the recipient organisation is sustainable, well structured and competent to make a success of operating an asset.	DCC employee	The possibility of Community Asset Transfer is mentioned specifically in the strategy under both Outcomes 1 and 4. Separate to the strategy it is the intention to develop a Community Asset Transfer policy, and within this policy we will consider how we can try to ensure that the organisation that the asset is to transfer to will be able to sustain the asset in the longer-term.	No
Whereas Outcome 3.1 refers to the provision of housing, the Asset Management Strategy would benefit from a similar reference in the part of the Local Context section which explains its relationship to the Local Development Plan. Also in relation to housing, whilst the management of the Council's stock is addressed through its Housing Stock Business Plan, it would be helpful if the Asset Management Strategy could make reference to this arrangement to explain why a significant proportion of the Council's property (albeit held through the Housing Revenue Account) is omitted from the Asset Management Strategy.	DCC employee		
Our property asset should increase biodiversity and environmental resilience in the County [as it's not just about buildings, but land holdings too]. Perhaps broaden the existing outcome associated with this?	DCC employee	Outcome 2 – reducing the environmental impact – specifically mentions the need to protect and improve biodiversity within both our <u>land</u> and building portfolio. However, will amend the outcome statement (and all others) to replace “property assets” with “land and buildings” to help clarify what is included	Yes – see comment for amendment
Good to see a focus for our asset management that enables staff to prioritise time and resources	DCC employee	Noted	No

Comment:	From:	Response:	Strategy Document Amended?
<p>We will ensure that the Council’s portfolio is “fit for purpose”, and continues to meet changing needs and priorities. The current profile of the estate will change over time as our frontline service delivery transforms. Through this period of change we have the opportunity to innovate to deliver a better, more effective and inclusive portfolio supporting services for everyone.</p> <p>Outcome 4 does not go far enough to promote inclusive and accessible communities</p> <p>There needs to be reference to the public sector duties in relation to the Equality Act 2010, the Human Rights Act 1998 and the United Convention on the Rights of Disabled People, two pieces of statutory legislation, particularly the Wales specific duties of the Equality Act, ie access for all - ‘anticipatory duty’, ‘reasonable adjustments’ and inclusion. The need for a Strategy section states – • serving the public well with buildings that are of good physical quality and make services easy to access; (this should readand make services inclusive for everyone.</p> <p>Comment/suggestions outcomes to include:- OUTCOME 1 - 1) Work collaboratively across professional teams to maximise expertise and understanding of inclusion and equality 2) We will Consult and involve the people most likely to be affected by any changes by disadvantaged groups, ie age, disability, race, religion, sex, culture and build a track record of involvement and listening. 3) We will ensure the estate is fit for purpose through good delivering ‘best practice’ in maintenance programming; 4)New buildings will be built in inclusive design principles. OUTCOME 3- 1) Employment opportunities accessible for all 2) Business Case assessments to identify barriers to inclusive use OUTCOME 4 - (3) community asset transfer) to</p>	<p>Member of the Public</p>	<p>This is already covered in Outcome 1 – the whole rationale of this outcome is that our land and buildings remain fit for purpose, and meet all statutory requirements.</p> <p>Accepted – the narrative and “actions to achieve this outcome” will be reviewed and amended to provide more specific reference for the need to promote inclusive and accessible communities.</p> <p>Property and associated activity is covered by a raft of legislation, not just in relation to equalities and human rights. To detail all legislation relevant to property would create a very cumbersome document, although it is accepted – and stated in the strategy document – that we will meet statutory requirements.</p> <p>Highlighted section accepted and the strategy will be amended</p> <p>Work collaboratively comment – we endeavour to do this where appropriate</p> <p>We will amend outcome 4 section to reflect this comment</p> <p>Condition already specifically referenced in the outcome</p> <p>Accepted – a section will be added about new buildings</p> <p>We do not have the finances to retrofit our existing economic development properties to make them more inclusive/accessible, but new buildings will be covered by the comment above.</p>	<p>No</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p>

ensure 'reasonable adjustments' can be made to provide inclusive facilities for community use. (example of exclusion is the Old Library, Prestatyn used as a community hub with no accessible WC or first floor, Artisans Collective state it is limited and unable to provide accessible WC's due to limitations of their licence signed with the council). Questions Portfolio Plans 1. How can people with additional requirements access the 'draft action plans' to comment as part of the consultation, will the draft action plans be made available in alternative ways, formats and languages? 2. Will people from disadvantaged communities ie, disabled people be invited to take part in the preparation of the Wellbeing Impact Assessment? (Engagement is a specific requirement of the public sector equality duties Equality Act 2010 (Wales specific duties) 2011). If so I would like to be involved 3. Cost Implications and sustainability – To enable informed cost effective and long term decisions to be made in relation to what assets to keep and where to maintain and improve, access audits are required to identify barriers and good practice in relation to ALL impairments, gender and cultural requirements. It is also best use of limited resources to identify all at the same time. 4. Performance Measures - 6 Suitability 1) Percentage of completed access audits that are no more than 2 years (how does this affect/improve the outcomes?) ADD identifying barriers to services or employment 2) ADD or change to Percentage of facilities accessible for i) employees ii) providing services to the community are easy to follow and provide relevant data that will show what the public need to know. 3) Percentage of public buildings that are physically accessible for disabled people Why only physically accessible? There is an 'anticipatory duty to meet the access needs of all as specified in the public sector Equality Act 2010, it is also more cost effective and best use of resources. Inclusive Access audits enable asset departments to identify barriers in relation to all types of impairments, sensory impairments, cognitive impairments, learning difficulties etc. The impact of

Barriers to inclusive use should already be covered by the Council's wider requirement for Wellbeing Impact Assessments.

CAT – a separate Community Asset Transfer policy will be developed which will consider this.

1 The Portfolio Plans and associated action plans will be published on the DCC website in Welsh and English – in both draft and final formats. Comments and suggestion swill not be limited to the consultation and members of the public are always welcome to comment on any of the council's strategies or policies.

2. Wellbeing Impact Assessment are generally undertaken internally, but would include other partners and users where appropriate

3. Noted

4. Accepted that more work is required on developing a set of relevant performance measures. These comments will be considered in this development phase.

No
No
No
No
No

<p>bad design is more likely to be felt by disabled people and older people, people from minority cultures and faiths and gender. Eg, prayer rooms and washing facilities in relation to religion and culture. Employee parent rooms for women returning after pregnancy and maternity. • ADD Performance Measure: Percentage of council facilities (buildings, open spaces etc) with published access statements 9. Surplus Properties Community Consultations need to be available in alternative formats and languages, will this be resource be made available? contact wheelieability@gmail.com</p>			
<p>Any arrangements for sharing of accommodation with third parties should clearly state who is responsible for day to day management of offices. Partnerships are to be welcomed but we should learn from some of the issues we have had to deal with in the past.</p> <p>Good to have a strategic vision for the management of DCC assets.</p>	<p>DCC employee</p>	<p>Noted</p>	<p>No</p>

Page 12 Outcome 3

We will acquire.... There may be times we need to acquire land/building for other purposes than just housing, it may be for extending existing assets e.g. Loggerheads new car park.

Page 14 DCC has often quoted, it is against working in silos. The abandonment of the Service Property Managers from the AMG has created silos for them and created a sense of working alone in isolation. There is a loss of learning through shared understanding. It also gave the property managers an opportunity to develop their knowledge of the importance of properties and the direction of the Council. I for one am interested in seeing the development of a number of properties that lie in other managers portfolios that could help meet AONB/Service Objectives including:

- DCC Farms in the AONB, should help in future management for grazing animals WG Project whilst delivering various elements of the AONB Management Plan
- The buildings at Hortons should be developed with the dunes/wildlife, coastal management and All Wales Coastal Path
- Allotments could help achieve many of the new 'Wellbeing goals' the last three allotments constructed are all in the Countryside Service Portfillio

Appendix 2

4.Environmental/Sustainability

Would like to see in Performance Measures:

- Health and Well-being Measure
- Value to the AONB Management Plan
- A Localness or Community Value

Noted – an amendment will be made to Outcome 1 to cover acquisition of property

Noted – consideration will be made of how we continue to involve and engage staff at all levels in the development of Portfolio Plans and the ongoing management and operation of DCC land and buildings.

Accepted that more work is required on developing a set of relevant performance measures. These comments will be considered in this development phase.

Yes

No

No