

# Asset Management Strategy

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# Asset Management Strategy

## Background

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Along with Finance, People and ICT, Property is one of the four principle corporate resources that support the delivery of all services. As such, how that resource is utilised can have a significant impact on the Council's delivery of services and financial standing. Effective and efficient management will help ensure that the Council is:

- not wasting money on assets that are not required to meet service needs or are unnecessarily costly to run;
  - serving the public well with buildings that are of good physical quality and make services easy to access; or
  - not missing opportunities to share property with other public agencies, which would increase customer convenience.
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# Asset Management Strategy

## The Positives

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We have been reviewing our asset management arrangements and there is a positive story to be told, with our:

- Investment in education through the building schools for the future programme, including the new Rhyl High School building
  - Investment in our leisure facilities and total remodelling and refurbishment of the Nova Centre
  - New library in Prestatyn
  - Office rationalisation and increased utilisation
  - Regeneration in Rhyl, with Rhyl Harbour and West Rhyl green space delivered, and other developments in the pipeline
  - Review of the agricultural estate, generating significant capital receipts
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# Asset Management Strategy

## The draft document

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However, in response to tighter budgets and new duties under the Wellbeing of Future Generations (Wales) Act 2015, we have drafted a new Asset Management Strategy to replace the Corporate Asset Management Plan.

With governance provided by the Asset Management Group, the strategy has been developed through consultation and engagement with key council officers, SLT, and through a series of presentations to each of the MAG's.

We are now proposing to progress with a wider consultation exercise involving partner organisations, the public and other DCC officers.

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# Asset Management Strategy

## High level outcomes

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Following the initial consultation/engagement phase, the following high level outcomes are proposed:

1. We will provide the right buildings, in the right place, and in the right condition to meet current and projected future service delivery needs
  2. We will reduce the environmental impact of our property assets
  3. We will use our property assets to support the local economy and aid regeneration
  4. We will use our property assets to increase community capacity and resilience.
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# Asset Management Strategy

## Portfolio Plans

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Once the Asset Management Strategy is adopted, this will be followed by more detailed Portfolio Plans. These will replace the current Service Asset Management Plans (SAMP's), and organise our properties into groups that have a relation to each other. This new approach of a high level Asset Management Strategy and more detailed Portfolio Plans;

- Enables us to more clearly demonstrate we are fulfilling our duties under the WCFG by looking “outward” at communities and their needs rather than “inwards” at our service needs;
  - Is more consistent with our Corporate Landlord model, treating property as a corporate rather than a service resource;
  - Will not need to change as and when services are reorganised, as is the case currently.
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# Asset Management Strategy

## Portfolio Plans

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**Administration** – those properties held to support mainstream service delivery, including offices and corporate stores.

**Education** – those properties held to support the provision of education services, including Primary Schools, High Schools, Special Schools and Integrated Centres.

**Community** – those properties from which services to the community are delivered, including Leisure Centres, Town Halls, Community Centres, Libraries/one-stop-shops, Youth Centres, Public toilets and car parks.

**Countryside, Parks & Open Space** – those properties which are characterised by land rather than buildings, including parks, playing fields, open spaces, cemeteries and countryside properties.

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# Asset Management Strategy

## Portfolio Plans

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**Commercial** – those properties that generate rent or income, and often have important local economic impact, including agricultural estate, economic development estate and Coastal properties.

**Care** – those properties that provide specialist care to vulnerable residents, including Residential & Care Homes, Supported Businesses and Equipment Stores.

**Maintenance** – those properties held to ensure the ongoing maintenance and upkeep of the county, including Main/Sub Highways Depots and Waste Facilities

**Surplus/Other** – miscellaneous properties that do not fit neatly into any of the above, including quarries and surplus/vacant land & property.

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# Asset Management Strategy Questions

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