

# CYNGOR SIR POWYS COUNTY COUNCIL.

## CABINET EXECUTIVE

Date 14 March 2017

**REPORT AUTHOR:** County Councillor R Harris  
Portfolio Holder for Property, Buildings and Housing

**SUBJECT:** Corporate Asset Planning- Strategic Asset Management Plan (“StAMP”)

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**REPORT FOR:** Decision

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### 1.0 Summary

- 1.1 This report follows on from previous Cabinet decisions regarding the development of a Strategic Asset Management Plan (Cabinet Report dated 11 December 2015 C240-2015; and Cabinet Report dated 23 February 2016 C30-2016) in which it was recognised that the suite of corporate asset policies needed a refresh.
- 1.2 The first phase of “place” workshops have now been held and the Strategic Asset Management Plan (“StAMP”) has now been drafted. The plan provides an overall strategy to managing Council’s assets and sits above other policies which have already been approved by Cabinet:

One Powys Plan (OPP)	The One Powys Plan and Council Corporate Improvement Plan is our key corporate strategy document. It sets out our vision and what we should all be aiming to achieve.
Strategic Asset Management Plan (STAMP)	Overarching policy for dealing with our assets. It reduces risk and liability and supports the One Powys Plan; including regeneration and service improvement. This contains the: <ul style="list-style-type: none"><li>• Farms Estate Delivery Plan (FEDP)</li><li>• Commercial Estate Delivery Plan (CEDP)</li><li>• Service Asset Management Plans (SAMP) which detail the services view of its property and land holdings.</li></ul>
Corporate Asset Policy (CAP)	The framework within which the Council operates its property on a day-to day basis.

### 2.0 Proposal

- 2.1 To Adopt the attached Strategic Asset Management Plan.

### 3.0 One Powys Plan/Corporate Improvement Plan

- 3.1 The StAMP is aligned to the One Powys Plan/Powys 2020 Corporate Objectives, namely:
- Services delivered for less – remodelling Council services;
  - Supporting people in the community to live fulfilled lives;

- Developing the economy; and
  - Improved learning outcomes for all, minimising disadvantages
- 3.2 Each objective is addressed in so far as property and assets support their achievement. That said, the returns that are able to be achieved through the effective management of our estate, will contribute to the Council's capital reserves or revenue income thereby supporting the Council to achieve all its objectives and remain sustainable.
- 3.3 The risks to the Council relate to not having a StAMP which would prejudice the achievement of the above objectives.

#### **4.0 Options Considered/Available**

- 4.1 Cabinet (11 December 2015) has already decided to refresh the suite of policies/ plans to reflect a "Place" based approach. This is the preferred option as the focus on 'Place' should ensure local relevance and easier identification of opportunity which in turn means a faster and more flexible way of addressing a range of asset related issues. It also addresses regeneration and economic development issues and opportunities.

#### **5.0 Preferred Choice and Reasons**

- 5.1 Not applicable.

#### **6.0 Sustainability and Environmental Issues/Equalities/Crime and Disorder,/Welsh Language/Other Policies etc**

- 6.1 Property represents a large investment for the Council that needs to be managed effectively to ensure that Council services remain sustainable.

#### **7.0 Children and Young People's Impact Statement - Safeguarding and Wellbeing**

- 7.1 The proposed approach sees services to communities, including schools, in the round and this facilitates achieving wider objectives in respect of children and young people.

#### **8.0 Local Member(s)**

- 8.1 Not applicable as this proposal affects all electoral divisions.

#### **9.0 Other Front Line Services**

- 9.1 The StAMP relies on input and engagement from all front line services to ensure that the best outcomes are achieved for the Council and its citizens.

#### **10.0 Support Services (Legal, Finance, Corporate Property, HR, ICT, BPU)**

- 10.1 Legal – The recommendation can be supported from a legal point of view.
- 10.2 Finance- The Capital and Financial Planning Accountant supports the approval of the Strategic Asset Management Plan (StAMP).
- 10.3 Corporate Property- Corporate Property sees this as pivotal to the pro-active and effective management of the Council’s assets and to ensure opportunities are realised.

**11.0 Local Service Board/Partnerships/Stakeholders etc**

11.1 The StAMP relies on input and engagement from the PTHB and other stakeholders/ partners.

**12.0 Corporate Communications**

12.1 Senior Communications Manager has stated “no proactive communications action at this stage.”

**13.0 Statutory Officers**

13.1 The Strategic Director Resources (S151 Officer) notes the report’s contents. A strategic approach to asset management is required in order to support the transformation of council services and help meet the financial challenge outlined in the Medium Term Financial Strategy agreed by Council on 23<sup>rd</sup> February.

13.2 The Monitoring Officer has commented “I note the legal comment and have nothing to add to the report.”

**14.0 Members’ Interests**

14.1 The Monitoring Officer is not aware of any specific interests that may arise in relation to this report. If Members have an interest they should declare it at the start of the meeting and complete the relevant notification form.

<b>Recommendation:</b>	<b>Reason for Recommendation:</b>
<b>The attached Strategic Asset Management Plan is approved</b>	<b>This provides the Council with a clear strategy regarding its assets which should in turn support the Council to achieve its corporate objectives and obtain the best outcomes (whether financial or regenerative) for the Council and its citizens.</b>

<b>Relevant Policy (ies):</b>			
<b>Within Policy:</b>	<b>Y /N</b>	<b>Within Budget:</b>	<b>Y /N</b>

<b>Relevant Local Member(s):</b>	n/a
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<b>Person(s) To Implement Decision:</b>	<b>Susan Bolter</b>
<b>Date By When Decision To Be Implemented:</b>	<b>14 March 2017</b>

<b>Contact Officer Name:</b>	<b>Tel:</b>	<b>Fax:</b>	<b>Email:</b>
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**Background Papers used to prepare Report:**

Cabinet Report 11 December 2015  
Cabinet Report 23 February 2016