

To: City Executive Board

Date: 17 December 2015

Report of: Director of Regeneration and Housing

Title of Report: Asset Management Plan 2016-2020

Summary and Recommendations

Purpose of report: To obtain approval by CEB to the Asset Management Plan 2015-2020 prior to public consultation

Key decision Yes

Executive lead member: Councillor Ed Turner, Executive Board Member Finance, Asset Management and Public Health

Policy Framework: Key Policy Framework document linked to all Corporate priorities.

Recommendation(s): That the City Executive Board resolves to approve the Asset Management Plan 2016-2020 for consultation.

Appendices to report

- Appendix 1 Asset Management Plan 2016-2020
- Appendix 2 Asset Management Plan on a Page 2016-2020

Background

1. The new Asset Management Plan (AMP), when adopted will supersede the existing 2011-2014 plan, which was approved by the Council in October 2012 and the 2015 single year refresh plan approved in November 2014.

2. The main purpose of this plan is to set out the Council's objectives, priorities, programme, performance and risks in relation to its land and buildings.

It also:

- provides a clear statement of direction for other external stakeholders;
- identifies to the public the way the Council will deal with its land and buildings in the short and medium term.

3. The Council's Corporate Plan provides the leadership and vision of building on its strengths to become a 'World Class City for everyone'.

4. This vision and direction is at the core of the new Asset Management Plan and it flows through to create a series of Property Objectives, Action Plans, Risk Management Strategies and Performance Targets to drive property portfolio delivery.

5. The Plan has been developed through extensive consultation with Members, Service Heads and Senior Council Managers alongside a review of market, economic and budgetary impacts on Oxford.

6. Consideration has been given not just to how the Council can manage its property assets but how these can be used to influence the wider environment and economy for the benefit of all the citizens of the City.

7. Key points of note compared to the previous plans include:

- covers General Fund portfolio only, previous plan covered HRA as well;
- Incremental development rather than radical change;
- Responds to significant change occurring in the city e.g. Westgate, Infrastructure change, Barton, Northern Gateway etc. and challenging external environment including government policy changes and impacts on funding through austerity programmes;
- No substantial change to portfolio footprint;
- Provides potential to borrow to invest in existing portfolio;
- Provides potential to undertake asset sales of poorer performing non core/non strategic properties;
- Ongoing focus on rationalisation/ improved space usage;

- An appreciation and acknowledgement of the social benefits delivered by the portfolio
 - An updated set of Asset Management Protocols
 - These substantively follow previous version with the following updates:
 - Acquisition protocol expanded to cover Compulsory Purchase, investment/capital spending and Planned Maintenance
 - Covered Market Leasing Strategy separated from the wider Letting and Tenant mix strategy
 - Estates shops protocol developed to better articulate how these are managed following their transfer to General Fund.
 - Restrictive covenants articulates the revised policy developed since previous plan
 - Health and safety protocol introduced
 - Community lettings protocol allows for improved flexibility and innovation
 - 'Property subsidisation' and 'Equalities and diversity' protocols introduced.
8. The plan is now submitted to CEB for approval prior to public consultation. Following the public consultation any matters raised will be considered and reviewed and the plan modified if and where appropriate.
9. Following such consultation and review the plan will be bought back to CEB for final approval and submission to Full Council for adoption.

Legal Issues

10. There are no direct legal implications arising out of this report.

Financial Issues

11. There are no specific financial implications arising from the Asset Management Plan 2016-20 which has adopted current agreed budgets.
12. Any future changes will be subject to appropriate approval processes that apply to any budget proposals.

Environmental Impact

13. The AMP reiterates the Council's policies on environmental matters and relates them specifically to property.

Level of Risk

14. Risk is considered Low and full a Risk Register is contained within the Asset Management Plan.

Equalities Impact

15. There is considered no risk in this area and the plan incorporates the Councils Policies on Equality and diversity specifically in the Asset Management Protocols appended to the plan.

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List of background papers: None