

To: City Executive Board
Date: 17 March 2016
Report of: Regeneration and Major Projects Service Manager
Title of Report: Asset Management Plan 2016-2020

Summary and recommendations	
Purpose of report:	To approve the Asset Management Plan 2016-20 and recommend its adoption by Council thereby providing the basis for the management of the Council's property assets going forward.
Key decision:	Yes
Executive Board Member:	Councillor Ed Turner Portfolio Holder for Finance, Asset Management and Public Health
Corporate Priority:	An Efficient and Effective Council
Policy Framework:	The 'Asset Management Plan' is a Policy Framework document and additionally has links to other Policy Framework documents including the Corporate Plan, Sustainability Strategy, Leisure Policy, Housing and Homelessness Strategy, the Economic Development and Growth Strategy and Medium Term Financial Plan.
Recommendation(s): That the City Executive Board resolves to:	
1. Approve the Asset Management Plan 2016-2020 attached at Appendix 1 for adoption by the Council.	

Appendices	
Appendix 1	Asset Management Plan 2016-20
Appendix 2	Asset Management Plan on a Page

Introduction and background

1. The Draft Asset Management Plan 2016-2020 was approved for consultation by CEB on 17 December 2015 subject to it being amended to incorporate the responses to Scrutiny recommendations.

2. The amended document has since been subject to Public Consultation from 19 December 2015 to 22 January 2016 and consideration has been given to the responses received, these are shown in Appendix 2.
3. The proposed Asset Management Plan, attached as Appendix 1, is now recommended to the City Executive Board for approval and adoption by Council.
4. The main purpose of the plan is to set out the Councils 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; and
 - identifies to the public the way the Council will deal with its land and buildings in the short and medium term.
5. The Plan has been developed through extensive consultation with Members, Service Heads, Senior Council Managers and latterly the public 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 previous plans include:
 - A focus on the General Fund portfolio only;
 - Incremental development rather than radical change;
 - Reflects change occurring in the city e.g. Westgate, Infrastructure, Barton, Northern Gateway etc. and the challenging financial and policy changes driven by the government's austerity programme;
 - 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:
 - 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
 - Estate 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 introduced into protocols rather than included in the main body of the Plan

Public Consultation

8. The consultation exercise resulted in only one response but this is nonetheless valuable feedback and the respondent was thanked for their comments.
9. The respondent suggested in essence that the Asset Management Plan articulated an approach that was purely financially driven and did not consider other social and public benefits and needs of local residents. 7.
- 10 Having reviewed and considered this in detail we consider that the Plan as drafted articulates a balanced and rational framework that whilst driving performance of its property assets nonetheless makes clear that the Council will have regard to the wider issues of community benefit and impact and social value so that decisions taken are for benefit of all the citizens of Oxford. Moreover, income generated from our assets is spent on services of benefit to local residents.11. This approach we consider fully addresses the concern raised by the respondent and in the circumstances we do not propose any amendment to the document.

Financial implications

12. There are no specific financial implications arising directly from the Asset Management Plan 2016-20 which has adopted current agreed budgets.
13. Any future projects arising will be subject to appropriate approval processes and subsequent reports.

Legal issues

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

Level of risk

15. Not having an up to date AMP will impact on the Council's ability to effectively manage its property assets as a Corporate Resource
16. A detailed Risk Register has been incorporated within the AMP which is appended to this report.

Equalities impact

17. The plan itself does not require an Equalities Impact Assessment as it provides a strategic framework.
- 18 Projects within the associated action plan of the AMP will specifically address equality issues and consideration of the need for Equalities Impact Assessments will be made at the inception of those individual projects and actions.

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Background Papers: None