

SLOUGH BOROUGH COUNCIL

REPORT TO: Overview & Scrutiny Committee **DATE:** 27th January, 2011
Cabinet 7th February, 2011

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WARD(S): All.

PART I **FOR COMMENT AND CONSIDERATION**

REPORT ON THE STRATEGIC ASSET REVIEW

1 Purpose of Report

To present the Asset Management Plan and Capital Strategy 2011-16 and seek approval to adopt the Strategy and seek instructions on recommended actions.

2 Recommendation(s)/Proposed Action

Cabinet is requested to resolve that:

- (a) That the Asset Management Plan 2011-16, attached as Appendix A, be approved with a focus on taking forward an asset strategy work programme.
- (b) That the Strategy set out in the document be adopted
- (c) That the list of assets for disposal as set out in Schedule 'D' properties be approved.
- (d) To note the Schedule 'C' assets identified for review, the outcome of which will be reported to Cabinet in due course.
- (e) That Council officers proceed with the actions outlined in the report and that an Internal Working Group be established to carry out a continual review of use of assets to ensure efficient use of the asset base and release those properties identified as surplus to requirements, prepare recommendations to Cabinet for declaring Properties surplus and work in conjunction with the Capital Assets Group to disposal to contribute to the Councils Capital programme.

3 Community Strategy Priorities

The Asset Management Plan sets out the basis on which the Council owns, manages and uses its Property Assets. It requires that all Directorates undertake reviews of their current assets, justify retention of necessary assets and ensure that assets are managed efficiently to deliver the Council's Community Strategy:

- **A Cleaner, Greener place to live, Work and Play**
- **Prosperity for All**

4 **Other Implications**

(a) Financial

The review of Property Assets will identify revenue savings from more efficient use of assets, shared use with partners and vacation and disposal where retention can no longer be justified. This will deliver savings to the Council's Revenue budgets and Capital Receipts from disposal will assist funding of the Council's Capital programme.

(b) Risk Management

Recommendation	Risk/Threat/Opportunity	Mitigation(s)
Carry out Review of Asset Base, identifying costs of continuing ownership and identifying more efficient use of assets.	Delay in identifying and disposing of surplus properties delays revenue savings.	Ongoing Review of assets to ensure only those necessary to deliver the Council's aims are retained and invested in where appropriate.
Progress Disposals of Surplus Property	Delay in progressing Capital Receipts puts the Council's Capital Programme at risk.	Implement a properly resourced Programme for managing the disposals process in line with Council Policies.

(c) Human Rights Act and Other Legal Implications

There are no Human Rights Act Implications.

(d) Equalities Impact Assessment

These proposals have no impact on any Council Equalities Policies.

(e) Workforce

Additional temporary personnel resources will be required to ensure the disposals process proceeds in a timely manner.

4 **Supporting Information**

4.1 The Asset Management Strategy describes how Slough Borough Council should manage the Council's property assets using a strategic approach enabling it to target its limited resources to achieve the greatest benefit.

4.2 As part of that process it has carried out an analysis of the Council's Property Assets and categorised them into four categories:

- A Assets that are likely to stay operational
- B Assets that could stay operational with potential for co - location
- C Assets that are expensive to run, are not fit for purpose and/or have a potential capital receipt
- D Assets that are vacant and surplus.

4.3 It is proposed that an ongoing review process will continue which will ensure that the Councils assets are efficiently used and support the Councils Priorities.

5 **Comments of Other Committees**

This report is due to be considered by Cabinet at its meeting on the 7th February. Any recommendations received from the Overview and Scrutiny Committee will be forwarded to the Cabinet.

6 **Conclusion**

Implementation of an updated Asset Management Plan and Capital Strategy will ensure the assets held by the Council will support its Regeneration and other Priorities and manage the timely disposal of those assets which are surplus.

7 **Appendices Attached**

'A' - Draft Asset Management Plan and Capital Strategy 2011-16

'B' - Schedules of Assets, Categories A & B and Categories C & D

8 **Background Papers**

'1' - Asset Management Plan 2008-13

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