



Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate

Signed off by	Chief Finance Officer
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To	Commercial Ventures Executive Sub-Committee
Date	17 November 2022
Executive Member	Portfolio Holder for Investment & Companies

Key Decision Required	N
Wards Affected	All

Subject	Asset Management Plan 2023 - 2028
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Recommendations
(i) That the Committee approves the Asset Management Plan 2023 – 2028 to form the Council’s framework for future property asset management and development decisions.
Reasons for Recommendations
Approval of the Asset Management Plan provides a framework for decision making based on a clear set of principles and mechanisms for the future use of assets within the Council’s property portfolio.
Executive Summary
<p>The Council’s property portfolio is diverse and multi-faceted comprising a wide variety of assets. The use of property impacts on every aspect of the Council’s activities and is inherent to delivery of Corporate Plan objectives.</p> <p>It is important that the Council takes a holistic view of its asset base and adopts co-ordinated approach to asset management to ensure that they are effectively, efficiently and safely managed, are fit for purpose and able to meet the needs of service users while at the same time ensuring that the value and potential of the estate is fully realised.</p>

The Asset Management Plan is also a key contributor to delivery of the Council's Financial Sustainability Programme

The Committee has authority to approve the above recommendations.

Statutory Powers

1. Section 2 of the Local Government Act 2000 gives Local Authorities a general power of competence to act in the furtherance of the economic, social or environmental wellbeing of their area.
2. As responsible landlord the Council's asset management activities are carried out in compliance with a range of relevant legislation including:
 - Disability Discrimination Act
 - Control of Asbestos Regulations
 - Health and Safety at Work Act
 - Environment Protection Act
 - Control of Substances Hazardous to Health Regulations
 - The Regulatory Reform (Fire Safety) Orders
 - Gas safety and fixed wire testing
 - Fire risk assessments; and
 - Lifts and Lifting Operations Lifting Equipment Regulations.

Background

3. This Asset Management Plan 2023 – 2028 ('the Plan') replaces the previous Plan that was approved in 2015.

Key Information

4. The Plan is attached at Annex 1 and sets out:
 - Objectives for the Plan
 - How the Plan links to other Plans and Strategies
 - Information about the current asset portfolio
 - Strategic objectives for use of assets
 - Approach to asset acquisition and disposal
 - Overview of asset management systems and processes
 - How advisory services are used
 - The approach to programme Planned and Reactive Maintenance

- Asset audit and performance management
- Approach to asset risk management; and
- The Plan implementation and review approach.

Options

5. The options available are set out below:

Option 1: To approve the Asset Management Plan 2023 – 2028 to form the Council’s framework for future property asset management and development decisions.

This the recommended Option.

Option 2: To request changes to the Asset Management Plan and re-submit it for approval.

Option 3: To reject the Asset Management Plan. This is not recommended as it will mean that there is no framework in place for future decision-making.

Legal Implications

6. The Council’s legal responsibilities are summarised in the Statutory Powers section of this report.

Financial Implications

7. The Plan supports delivery of Financial Sustainability Programme objectives with regard to managing asset costs and optimising income streams.

8. Decisions on investment in assets are made through the service & financial process each year.

Equalities Implications

9. The Council has a Public Sector Equality Duty (under the Equality Act 2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between people who share those protected characteristics and people who do not;
- Foster good relations between people who share those characteristics and people who do not.

10. The three parts of the duty applies to the following protected characteristics: age; disability; gender reassignment; pregnancy/maternity; race; religion/faith; sex and sexual orientation. In addition, marriage and civil partnership status applies to the first part of the duty.

11. The Plan will be delivered with due consideration of the Council’s Public Sector Equality Duty as landlord.

Communication Implications

12. There are no specific communication implications arising from this report.

Environmental Sustainability Implications

13. The Council has set out a commitment in the Corporate Plan 2025 to seek to reduce waste and emissions (including carbon emissions) and use natural resources more efficiently across our own estate, assets, and activities.

14. The Plan supports delivery of these objectives.

Risk Management Considerations

15. The Plan sets out the approach to managing risks associated with asset management activities and responsibilities.

Consultation

16. The Plan has been prepared in consultation with officers and the responsible Portfolioholder.

Policy Framework

17. The recommendations of this report are consistent with the Council's Policy Framework and support the Council's 5 Year Plan objectives of deriving the continued economic prosperity of the borough, facilitating improved business infrastructure, and confirming the borough's reputation as a great place to do business; and of being a financially self-sustaining Council.

Background Papers

None

Annexes:

1. Asset Management Plan 2023 to 2028