

27 March 2015

Asset & Enterprise Committee

Action Plan & Asset Review Update

Report of: *John R Parling, Strategic Asset Manager*

Wards Affected: *All*

This report is: *Public*

1. Executive Summary

- 1.1 The Asset Management Strategy 2014/15 was approved by the Asset & Enterprise Committee on the 15 July 2014 - that report set out the aims and objectives for the forthcoming year for the Councils property asset portfolio. Appendix A to this report sets out the progress achieved on the more significant work flows.
- 1.2 The Strategy highlighted the entrepreneurial approach to the Councils management of its assets and this objective is being adopted as opportunities arise.

2. Recommendation(s)

- 2.1 That Members note the report.**

3. Introduction and Background

- 3.1 The key actions for 2014/15 set out in the Asset Management Strategy were:
 - Asset Challenge Review
 - Delivery of Major Projects
 - Develop Housing for Social and Private Tenants
 - Maximise Revenue and Capital Receipts
 - Acquisition of Revenue Generating Opportunities

- 3.2 Asset Challenge Review - the Strategic Asset Management Team (SAMT) will undertake a forensic review of all the Council's assets with the exception of HRA dwellings to determine usage and whether assets are being put to best use and whether there are alternative and better solutions to deliver the same outcomes.
- 3.3 Delivery of Major Projects – the SAMT will endeavour to progress and complete the principal projects including sales.
- 3.4 Develop Housing for Social and Private Tenants – SAMT will work closely with Housing to identify sites and opportunities for the Council to acquire residential units and also develop where appropriate.
- 3.5 Maximise Revenue and Capital Receipts – SAMT will ensure that best value is achieved in acquisitions and disposals. SAMT will identify opportunities for the Council to generate additional revenue by acquisition or better use of the existing portfolio.

4. Issue, Options and Analysis of Options

- 4.1 The Asset Management Strategy 2014/15 outlines a change in the way that the council's assets are managed. It puts forward a comprehensive and coordinated structure and implementation solutions to ensure that the Council's asset portfolio is efficiently and effectively managed to ensure best use and to maximise revenue and capital receipts.

5. Reasons for Recommendation

- 5.1 None

6. Consultation

- 6.1 None at this stage

7. References to Corporate Plan

7.1 Corporate Plan 2013 –16, specifically:

- a) A Prosperous Borough
- b) Set planning policy that supports discerning economic growth and sustainable development
- c) Promote a mixed economic base across the Borough, maximising opportunities in the town centres for retail and balanced night time economy

8. Implications

Financial Implications

Name & Title: Christopher Leslie, Finance Manager (S151 Officer)

Tel & Email: 01277 312542 /christopher.leslie@brentwood.gov.uk

8.1 There are no direct financial implications at this stage, although future reports on individual transactions/recommendations will detail relevant implications.

Legal Implications

Name & Title: Philip Cunliffe-Jones, Solicitor

Tel & Email: 01277 312703/ p.cunliffe-jones@brentwood.gov.uk

8.2 This is an information report with no legal implications at this stage. Future Reports on individual transactions will have implications to be considered

Other Implications (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

8.3 None

9. Background Papers

9.1 None

10. Appendices to this Report

Appendix A - Action Plan Update (March 2015)

Report Author Contact Details:

Name: John R Parling, Strategic Asset Manager
Telephone: 01277 312690
E-mail: john.parling@brentwood.gov.uk