

**Report to the Joint Economic Development and  
Enterprise and Finance, Resources and  
Partnerships Scrutiny Committee**

**16 December 2014**

**Asset Management Strategy 2015/16 to 2017/18**



**Report Author:** Neale Clifton  
**Job Title:** Executive Director (Regeneration & Development)  
**Email:** Neale.clifton@newcastle-staffs.gov.uk  
**Telephone:** 01782 742400

### **Introduction**

*To review the draft Asset Management Strategy 2015/16 to 2017/18 in the context of the Cabinet's recent decision that the Council's Capital Programme should be funded as a first resort from receipts derived from the disposal of land that is no longer required to meet strategic or operational needs.*

### **Background**

*The attached draft Cabinet report along with the draft Asset Management Strategy 2015/16 to 2017/18 provides the relevant context for consideration of this matter.*

### **Questions to be Addressed**

Members may wish to focus the scrutiny discussion around the following lines of enquiry:

- 1. Are members satisfied with the broad thrust of the Strategy (section 2)?*
- 2. Are members satisfied with the site selection criterion used to identify potential sites for disposal (see para. 5.8)?*
- 3. Are members satisfied that the proposed disposal programme will be adequate to meet future known capital programme needs – i.e. for the next three financial years – (see Appendices 2 and 3)?*
- 4. Do members wish to identify any further sites for disposal?*
- 5. Do members agree with the principle of disposing of council-owned land where there is no strategic or operational reason for retaining it (para. 5.12)?*

6. *Do members consider that the consultation process is adequate (and with the related principle that amenity considerations should be addressed through Town Planning processes) (paras. 5.19 to 5.21)?*
7. *Are members in agreement with the principle that the Local Plan process should determine the most appropriate use of the sites identified in the response to the Local Plan “Call for Sites” (paras. 5.15 to 5.17)?*
8. *Are members satisfied that adequate consideration is being given to maintaining the Council’s property assets and minimising risks from a health and safety perspective (see paras. 3.20 to 3.25)?*

### **Outcomes**

*Officers are seeking the views of this joint Scrutiny Committee both upon the likely adequacy and efficacy of the Asset Management Strategy to meet its intended purposes (see paras. 2.6; 2.24; 2.25).*

*Recommendation:*

1. *That, taking account all of the matters addressed in response to the above questions, members recommend to Cabinet approval of the Asset Management Strategy 2015/15 to 2017/18.*

### **Supporting Information**

1. *Draft Asset Management Strategy 2015/16 to 2017/18 along with the supporting draft report to Cabinet (enclosed with this agenda item).*
2. *Capital Strategy 2015 to 2019 (see separate agenda item).*
3. *Report to Cabinet on 15 October 2014 entitled “Funding the Council’s Capital Programme” (included with item 2).*

### **Constraints**

*The most significant constraint is the scheduling of the capital programme over the next three financial years. With an estimated expenditure requirement of about £14.5m over that period, implementation of the actions set out in this Strategy aim to generate capital receipts of about £16m. It will be essential to build and maintain momentum in the disposal process in order to avoid cash-flow problems.*

### **Relevant Portfolio Holders**

*Planning and Assets; Finance and Resources; Economic Development, Town Centres, Business and Customer Service.*