Report to Finance, Assets & Performance Scrutiny Committee

17 September 2026

NEWCASTLE UNDER LYME BOROUGH COUNCIL

Asset Management Plan 2026/27-2027/28

Lead Member:

Cllr Jonathan Gullis - Leader & Cabinet Member for Planning & Town Centres

Lead Officer:

Joanne Halliday – Service Director – Commercial Services

Key Decision: Yes

Ward(s): All

Appendices: Asset Management Plan 2026/27-2027/28

Report Assurance:

	Name	Date
Lead Officer	Joanne Halliday	11/8/26
Monitoring Officer	Olwen Brown	9/9/26
Section 151	Craig Turner	9/9/26
Cabinet Member	Jonathan Gullis	8/9/26

Report Summary

The Council's Asset Management Strategy covers up the period up to 2028 and it is therefore appropriate that Scrutiny review progress in delivering this Strategy and in particular the schemes included in the updated Asset Management Plan 2026/27-2027/28.

Recommendations

That the Committee:

1. Notes / Supports the proposed amendments to the Asset Management Strategy and Asset Management Plan in line with the proposed new Council Plan and feeds its comments back to Cabinet.

1. Background

1.1. The Council's Asset Management Strategy covers the period 2023 to 2028 and was approved by Council in February 2025 as part of the financial suite of documents which supports the annual budget.

1.2. The Strategy sets out the reasons and approach to managing our assets, including the approach to disposing of assets surplus to requirements. As part of the Strategy the Council works to a list of sites which can be considered for disposal, this is the Asset Management Plan. Officers keep this plan updated with progress and it is appropriate that this Scrutiny Committee reviews progress and potential new sites prior to Cabinet.

1.3. The Council consults on disposals to identify physical, technical or other constraints that might affect the scope / opportunity for alternative use or development being pursued. Importantly the separate Town Planning process considers any appropriateness of land or property being developed or used for alternative purposes rather than the Council as landowner making potentially subjective judgements. The Consultation approach is summarised as:

Property Description	Local members (prior to general public)	General public
Publicly accessible open space >0.5 ha.	3 weeks	6 weeks
Publicly accessible open space <0.5 ha.	3 weeks	3 weeks
Grazing / agricultural land >1 ha.	3 weeks	3 weeks
Grazing / agricultural land <1 ha.	2 weeks	2 weeks
Operational estate with active community use	2 weeks	4 weeks
Commercial, retail and industrial premises and land designated for a particular purpose i.e. industrial	No consultation required	No consultation required
Incidental areas <0.1 ha of land adjacent to neighbouring property	No consultation required	No consultation required

1.4 There are however some exceptions to this where the disposal is minor or the future use will continue to be consistent with current use and therefore there is unlikely to be any public interest at stake.

2. Purpose

2.1. The updated strategic approach is aligned to the proposed new Council Plan – making assets work harder for residents and taxpayers, reducing costs, generating sustainable income, unlocking regeneration and protecting assets of genuine community importance.

2.2. By bringing the amended Asset Management Plan to this Scrutiny Committee prior to Cabinet's consideration it enables the members of the committee to review the plan and feedback any views. This then enables Cabinet to review comments and make any necessary recommendations to the actual plan or the way in which certain sites may be taken forward.

2.1. The Plan appended to this report lists the site, its size in acres and the current position with regard to the disposal process. The sites are then categorised into:

2.2. Sites previously approved to explore options for reuse / disposal (these have been considered previously and approved by Cabinet).

2.3. Sites requiring approval to explore options for reuse / Disposal (these are new sites proposed by officers to be considered at a future Cabinet meeting).

3. Strategic Approach

3.1. The Mission Statement for the Asset Management Strategy – "Our mission is to make every Council asset work for Newcastle-under-Lyme: reducing unnecessary costs, increasing sustainable income, supporting frontline services and economic growth, protecting valued community assets and ensuring every decision delivers clear value for taxpayers."

4. Finance & Resources

4.1. Progress against delivery of the Asset Management Plan is regularly reviewed by the Capital, Assets and Commercial Investment Review Group which is chaired by the Deputy Leader and Cabinet member for Finance. Through this group the Council is able to plan for major capital expenditure and income from disposals.

4.2. All decisions relating to the setting of the Capital programme and disposals are approved within the respective plans by Cabinet.

4.3. Asset disposals are used in the first instance to fund capital expenditure and to reduce the need to fund capital expenditure via borrowing. Assumptions are made when approving the Capital programme regarding future capital receipts from asset disposals.

5. Legal & Governance

5.1 The Council has a duty, both fiduciary and operationally, to utilise its Assets for the benefit of the community and a statutory duty under the Local Government Act 1999 to achieve Best Value

5.2 The Local Government Act 1972 (as amended) – Section 123 - the Council has a duty to achieve best consideration when disposing of its assets.

5.3 The Council has general powers of competency under the Localism Act 2011.

6. Supporting Information

6.1. Asset Management Strategy and Plan 2026/27-2027/28