

HAMPSHIRE COUNTY COUNCIL

Report

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	15 July 2014
Title:	New Strategic Asset Management Plan 2015 - 2018
Reference:	5869
Report From:	Director of Culture, Communities and Business Services

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1. Summary

1.1. The purpose of this paper is to seek approval of the new version of the Strategic Asset Management Plan that will cover the period 2015 - 2018 (the Plan).

1.2. The report:

- Gives a brief reminder of the purpose of the Plan and a general overview of progress in relation to the previous 2011 to 2014 Plan.
- Provides an update with regard to the content and production of the current new Plan.
- Outlines the final steps required for the Plan to be produced and implemented.
- Seeks a recommendation for approval of the final draft by the Executive Member for Policy and Resources, for publication later this year, subject to minor amendment.

2. Purpose of the Plan and General Overview

2.1. The County Council's first Strategic Asset Management Plan was approved and published in 2011 and had a three-year life through to 2014. The first Plan was prepared in order to provide a more structured and cohesive approach to the internal management of the County Council's property assets and to set out the ambition for taking this approach forward with partners and stakeholders.

2.2. This Plan first drew together the County Council's main asset management strategies and policies and set out a three-year Action Plan with the overall aim of making assets more efficient, more fit for purpose, more cost effective

to operate and better placed to provide improved services and service transformation.

- 2.3. Since its publication in 2011, the previous Plan has established itself as a core document highlighting linkages between separate County Council workstreams, such as Workstyle and Adult Services transformation and also in linking to initiatives such as the One Public Sector Estate (OPSE).
- 2.4 This new Plan builds on the successes and objectives of the previous Plan which were notably savings through the Workstyle programme; formation of new service asset strategies; change programme re-investment strategies like Learning Disability Transformation; joined-up models of working such as Basingstoke Discovery Centre and the new Dame Mary Fagan House Office building and the commencement of a new programme of property reviews.
- 2.5 In reality, the Plan has been an evolving and continuing document representing new challenges and objectives that are continually emerging. Based upon the latest developments the new Strategic Asset Management Plan 2015 – 2018 has now been drafted and is attached, seeking the Panel's recommendation for approval by the Executive Member for Policy and Resources.

3. The new Strategic Asset Management Plan 2015 - 2018

- 3.1. Whilst the new Plan will follow a similar format to the previous one, it should be seen as both a continuance and development of the practices and actions which are already embodied in the current plan. It also further reflects the County's working practices, whilst reflecting the changing economic, social and legislative conditions which have been experienced since 2011.
- 3.2 The new Plan will also pick up on the change programmes, initiatives and policies which emerged and have been developed over the past few years during the life of the existing Plan, with some of the new main areas and themes being as follows:
 - a) Transformation to 2015 (and beyond to 2018) – Developing opportunities to manage the current and continuing economic and financial pressures, particularly through revenue/savings from assets.
 - b) Core Service Strategies –
 - Adult Services Transformation
 - Children's Services Basic Needs Provision and Children's Home Strategy
 - Country Parks Transformation
 - Library Services Transformation
 - Museums and Arts Trust Establishment
 - c) Emerging workstreams such as Strategic Land Assets are alongside existing strategies such as Maintaining the Operational Estate, Climate

Change and Energy Strategies, which remain extremely relevant in the bid to make savings and conserve precious resources.

3.3 The new 2015-2018 Plan takes the following format:

Part One – Context and Review

The first part provides the background, context, key drivers, a self assessment and review of actions from the previous 2011 - 2014 Plan. This effectively sets the base from which the new Plan is moving forward.

Part Two – Policies and Objectives

The second part concentrates on policy and corporate objectives, which drives all the activities in managing and developing this substantial and important portfolio of assets. This part also includes details of HCC's partnership and joint working initiatives, such as H3 and the Reading Hampshire Property Partnership.

Part Three – Asset Strategies for Service Delivery in the Operational and Corporate Estates

The third part of the Plan sets out, in Section 5.0, all the main strategies for delivering the County's service objectives in relation to Children's, Adult's, Library, Countryside, Registration, Arts & Museum, and ETE Services. These then give rise to some of the actions required to be undertaken and detailed in the Action Plan.

Corporate Strategies, such as Maintaining the Estate, Strategic Land Assets, Energy and Carbon Reduction and Climate Change continue in Section 6.0.

Part Four – Action Plan

The fourth part is a summary of all the main actions emanating from the first three parts of the Plan and continues some actions from the previous Plan. Whilst these are specifically identified actions, the large majority of on-going actions by the teams in Property Services are not identified individually, but are implicit in the strategic management of this complex estate.

3.4 Parts two, three and four have been colour-coded to assist with cross referencing of the various parts so, for example, references to key drivers in part three are the same colour as the tabs in part two, which is the source of those drivers. Similarly, actions are identified in red throughout the Plan.

- 3.5 The Plan also contains a number of links to source documents, which are live links in the electronic version, so the document has a number of 'signposts' giving the reader access to more detailed, publically available documents behind and aligned with the Plan.

4. Next Steps

- 4.1. The adoption by the Members and implementation of the new Plan is required to continue the work resulting from the first Plan, in delivering a positive and transforming asset management approach to the County Council's property assets.
- 4.2. It is proposed that following Executive Member approval, the Plan will be finalised and published in hard copy later in 2014 and also in "live" formats such that it is readily available via Hantsnet and the County Council's web site. In addition, workshops or "roadshows" will be arranged to highlight and reinforce the key strategies and messages contained in the Plan, both internally within the County Council and externally with our partners.

5. Other key issues

- 5.1. A number of actions in Part four of the Plan form part of current, new and emerging workstreams and resource implications to implement those actions have been quantified. Other actions remain aspirational with viability and resourcing being explored during the Plan period.

6. Recommendation

That the Panel advises the Executive Member for Policy and Resources that:

- 6.1. The new draft Strategic Asset Management Plan 2015 – 2018 is recommended for approval, subject to minor amendments by the Director of Culture, Communities and Business Services (Strategic Manager - Assets and Development).
- 6.2. Following approval, the new Strategic Asset Management Plan 2015 – 2018 be finalised and published, later in 2014.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	yes
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Direct links to specific legislation or Government Directives		
<u>Title</u>	<u>Date</u>	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

None

IMPACT ASSESSMENTS:

1. Equalities Impact Assessment:

- 1.1. An equalities impact assessment has been considered in the development of this report and no adverse impact has been identified. The Plan highlights the relevance of Equality Impact Assessments to policies and strategies.

2. Impact on Crime and Disorder:

- 2.1. The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all the decisions it makes on the prevention of crime. The proposals in this report have no impact on the prevention of crime. Some of the actions identified in the Plan will seek to lead to the prevention of crime in the context of managing the County Council's property assets.

3. Climate Change:

- 3.1. The Plan includes reference to energy efficiencies and savings in relation to the County Council's property assets and the Hampshire Energy Strategy.
- 3.2. The Plan also contains reference to climate change adaptations strategies, the Corporate Adaption Action Plan and their relationship to the management of the County Council's property assets.