

REPORT TO CABINET

16.3.2016

Cabinet Member: Councillor Dafydd Meurig

Subject: Property Asset Management Plan

Contact Officer: Dafydd Gibbard, Senior Corporate Property Manager

Decision sought

That the Council adopts the Asset Management Plan and the Property Policies in Appendices A and B to strengthen and support what has already been achieved through the Corporate Property Strategy.

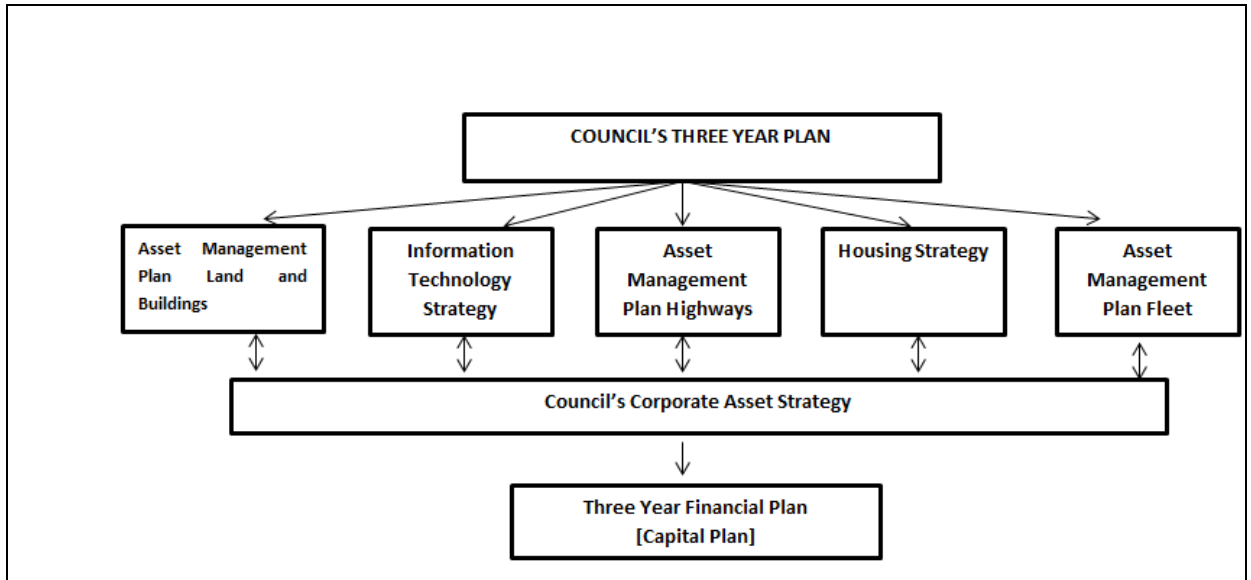
Local member's opinion

Not a local matter

1.0 Introduction

- 1.1 The purpose of this Property Asset Management Plan is to show the Council's strategy and action plan for managing land and buildings to support service provision to Gwynedd residents.
- 1.2 In October 2009, the Council adopted a Corporate Asset Strategy for the period 2008/09—2018/19. For the first time, following a comprehensive prioritising process by all the Council members, the Council formed a medium term strategic plan setting out all its capital spending priorities and identifying funding sources. It also states which buildings will be disposed of during the period with the aim of diverting capital receipts to contribute towards funding the Council's capital spending priorities.
- 1.3 It is the Strategy which prioritises all of the Council's capital expenditure and deals with the funding issues. Therefore, this property Asset management plan does not look at financial aspects.

1.4 The Strategy is a corporate one and refers to all the Council’s assets across its range of Departments including Property, Highways and Infrastructure, Information Technology, Grants etc. and shows clearly that a specific Asset Management plan is required for all the work areas forming part of it. The purpose of this report is to introduce the Property Asset Management Plan which can be seen in Appendix A.



1.5 The above diagram shows the relationship between the Corporate Asset Strategy, this Property Asset Management Plan and the Plans and Strategies for other relevant areas. It also shows the direct relationship with the Financial Strategy. The Capital Programme has evolved directly from the Asset Strategy. The Disposal Programme has also evolved directly from the Asset Strategy and (apart from a contribution of 20% up to a maximum of £20,000 which goes to the relevant Department) the capital receipts of disposing of property is diverted back to fund the Strategy.

1.6 In 2003, the Assembly Government announced that every Authority should prepare and adopt a Property Asset Management Plan outlining a strategy for providing suitable buildings for providing services to the public.

1.7 In response to this, the Council's original Asset Management Plan was adopted in 2004. Now, the Council is required to update that Plan, especially as the Corporate Asset Strategy has set the pace for the period in question.

1.8 Whilst reviewing this Plan, the opportunity was taken to review our Policies and Action Plans for specific areas in order to ensure that they remain current and fit for purpose. These can be seen in Appedix B.

2.0 RECOMMENDATION

- 2.1 That the Council adopts the Property Asset Management Plan and the Property Policies in Appendices A and B to strengthen and support what has already been achieved through the Corporate Property Strategy.
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Statutory officers' opinion

Chief Executive:

Members will recall the extremely detailed work undertaken by Members and others some years ago to establish and reconcile the Council's assets requirements.

This Plan updates and brings together the Council's current policy perspective in respect of its property portfolio, its purpose and how it intends to manage the estate and i recommend it for the Cabinet's attention. Essentially, all of our property is a resource which supports service delivery and this should be bourne in mind when ensuring that the proper policies are implemented.

Monitoring Officer:

As noted in the report, it is time to review the Property Asset Management Plan. No other comments from a propriety perspective.

Head of Finance:

This report deals with the Property Asset Management Plan and sets out the detail relating to the Council's operational arrangements for managing its land and Property to support service delivery for the people of Gwynedd. Seperately, the Council also has a comprehensive Assets Strategy which includes not only property, but all of the assets managed by all other Council Services, and also incorporates the financial implications. Recently a comprehensive review has also been undertaken which will be the subject of a separate report to the Cabinet in the near future.

Appendices

Appendix A – Property Asset Management Plan

Appendix B – Property Management Policies.