

Report of the AD Legal & Governance

## **City of York Council Asset Management Strategy 2017-2022**

### **Summary**

1. This report provides Members with an overview of the work undertaken to refresh and update the Council's Asset Management Strategy for the period 2017-2022. Members are asked to consider the principles and approaches therein, and comment on the planned programme of works to develop comprehensive asset plans for all the Council's property assets.

### **Background**

2. In September 2017 the Assistant Director for Regeneration and Asset Management presented a report to the Executive which set out a refreshed and updated Asset Management Strategy for the Council, covering the period 2017-2022 (see Annex A).
3. The new Strategy aimed to update the current Asset Management Plan 2011-2016 to make it relevant for the next five years and set out a new context, delivery models and methodologies for engaging customers and communities, all of which had evolved since 2011. To this end three objectives and a set of principles had been developed that would drive future planning, (see Annex A, paragraphs 9 & 10).
4. The Executive report detailed the proposed approach to each separate 'block' of the council's large and varied property estate (see paragraphs 12-35).
5. In respect of **operational and community assets** the report identified the need for a significant programme of work to develop a Community & Operational Asset Strategy, and the Executive agreed to provide additional funding of £165k from contingency for a project manager, and building condition surveys.

6. At the time of the Executive report, **commercial assets** were on track to achieve their income target, and work is now ongoing to identify further opportunities to create income, whilst enabling the improvement and regeneration of areas of the city.
7. Work was also ongoing to develop **assets for housing delivery**, in line with the approach agreed by the Executive in March 2017 to use surplus public sector land assets to increase the volume and accelerate the pace of housing delivery in York. In support of this, a later report presented to the Executive in November 2017, detailed proposals for the development of some affordable houses for rent on two council owned sites, and for the disposal of some other council owned land to generate a capital receipt.

### **Consultation**

8. The Executive agreed that the Asset Management Strategy should be referred to this Committee in order to provide cross-party input into the:
  - i. Establishment of some clear principles to guide and shape future use of the Council's assets and;
  - ii. Development of comprehensive asset plans for all Council property assets
9. The Executive requested that a further report be brought back in early 2018.

### **Analysis**

10. Strategic Principles  
In early November 2017, an informal meeting of this committee was held to consider a presentation on the strategic Management of the council's commercial portfolio and the development of the council's Asset Management Strategy – see copy of presentation at Annex B.
11. In regard to the proposed principles within the refreshed Strategy aimed at driving future asset planning, those Members who attended the November meeting identified the need for an additional principle around the protection of the Council's heritage buildings.

## 12. Council Property Asset Plans

The Executive Report at Annex A details the planned process for developing each of the three blocks of the council's large and varied property estate which includes:

- The creation of three area based community assets plans - see paragraphs 19 & 20 of Annex A.
- The proposed way forward for the Council's commercial assets - see paragraphs 28 & 29 of Annex A.
- The progression of ongoing works to develop opportunities for housing development across the city – see paragraphs 32-35 of Annex A.

### **Options**

13. At this meeting, Members may choose to:

- Comment further on the proposed principles within the refreshed Strategy, and suggest additional principles if necessary;
- Comment on the plans in place for all Council property assets;
- Seek further involvement in the development of the Community Asset Strategy following the public engagement and consultation stage

### **Council Plan**

14. Implementation of the refreshed Strategy attached at Annex A will assist in ensuring a 'Prosperous City for All', and better enable the Council to 'Listens to Residents'.

### **Implications & Risk Management**

15. The implications and risks associated with the refreshed strategy are detailed in the Executive report at Annex A.

### **Recommendations**

16. Members are recommended to:

- a) Provide feedback on the Asset Management Strategy for 2017-2022 by commenting on:
- The objectives & principles within the Executive report at Annex A
  - The planned way forward for each block of the council's property estate
- b) Seek further involvement in the development of a Community Asset Strategy following the public engagement and consultation stage.

Reason: To assist in the establishment of an appropriate Asset Management Strategy for the Council.

### Contact Details

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**Report Approved**



**Date** 29 Jan 2018

**Specialist Implications Officer(s)** See Executive Report at Annex A

**Wards Affected:**

**All**



For further information please contact the author of the report

**Background Papers:** N/A

**Annexes:**

**Annex A** – Executive Report dated 28 September 2017

**Annex B** – Copy of Presentation dated 8 November 2017

**Abbreviations:** N/A