
Meeting: Executive
Date: 14 February 2012
Subject: Corporate Asset Management Strategy (CAMS)
Report of: Cllr Maurice Jones, Deputy Leader and Executive Member for Corporate Resources

Summary: The report proposes the Corporate Asset Management Strategy (CAMS) for Central Bedfordshire Council for the period 2012-2016 highlighting the Council's approach to the management of its assets, for consideration by the Executive.

Advising Officer: Richard Carr, Chief Executive
Contact Officer: Peter Burt, Head of Assets
Public/Exempt: Public
Wards Affected: All
Function of: Executive
Key Decision Yes
**Reason for urgency/
exemption from call-in
(if appropriate)** N/A

CORPORATE IMPLICATIONS

Council Priorities:

The Corporate Asset Management Strategy sets out the Council's strategic objectives for the management of its property and land assets over the next four years.

Financial:

1. The Council's Medium Term Financial Plan (MTFP) for both revenue and capital reflects the delivery of the strategy over the four year period 2012-2016.

Legal:

2. The adoption of the Corporate Asset Management Strategy has no specific legal implications. However, as a significant landowner and landlord, the Council must be act in accordance with the legal framework governing the management of its landholdings and to obtain specialist legal advice and support as necessary.

Risk Management:

3. Financial Risks:

These will include, but may not be limited to:

- Non materialisation of revenue/efficiency savings.
- Non realisation of capital receipts.
- Failure to achieve improvement in financial returns and increased rental income.
- Non delivery of carbon reduction targets.

Legislative Risks:

- Failure to discharge statutory responsibilities, including statutory maintenance, health and safety, and other legal requirements.

Service Delivery Risks:

- Failure to develop flexible ways of working.
- Non delivery of services, directorate visions, and planned programmes.
- Non delivery of key priorities and performance objectives.

Reputational Risks:

- Non delivery of strategy or failure to mitigate risks may result in reputational damage.

The identified risks will be monitored and appropriate mitigations implemented.

Staffing (including Trades Unions):

4. Not Applicable.

Equalities/Human Rights:

5. Public authorities have a statutory duty to promote equality of opportunity, eliminate unlawful discrimination harassment and victimisation and foster good relations in respect of nine protected characteristics; age disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
6. The Corporate Asset Management Strategy includes programmes for the disposal/acquisition of assets and capital development projects; these will include the development of an equality impact assessment to ensure that the implications of each potential disposal/acquisition/project are fully considered.

Community Safety:

7. The Council has a duty under Section 17 of the Crime and Disorder Act 1998 to do all that is reasonable to prevent crime and disorder in its area. The Council's Corporate Asset Management Strategy will be managed to ensure that the Council fulfils its statutory obligations, thus ensuring that the safety of all our land and property and people who use them is paramount.

Sustainability:

8. The Corporate Asset Management Strategy brings quantifiable carbon reduction and related financial savings to the Council.

Procurement:

9. There are several aspects of procurement support that will be required to assist in the delivery of this plan and we will need to ensure that any contractual arrangements have been properly established through open and fair competition.
10. The investigative tasks associated with service priorities, option appraisals, market testing and affordability constraints will inform the development of business cases which in turn will be developed into requirements that can be exposed to appropriate competition to determine value for money.

Overview and Scrutiny:

11. The Strategy was considered by Customer and Central Services Overview and Scrutiny Committee, and the comments from the Committee where applicable and have been incorporated into the Strategy.

RECOMMENDATIONS:**The Executive is asked to:**

1. **agree the Council's Corporate Asset management Strategy 2012-16 set out in Appendix 1;**
2. **agree regular progress reports on the strategy be submitted as part of quarterly performance monitoring;**
3. **agree to receive an annual update and revision of the Strategy; and**
4. **delegate authority to the Deputy Leader and Executive Member for Corporate Resources for agreement of the detailed work plan relating to the Strategy following on work to align the detailed operating model and restructure of the Assets Division to the Strategy.**

Reason for Recommendations: The Corporate Asset Management Strategy sets out the key principles which provide the platform for excellent asset portfolio management and development through the key workstreams comprising the activities in the Strategy.

Executive Summary

12. The Corporate Asset Management Strategy (CAMS) set out at Appendix 1 is the first medium term strategy and plan for efficient operation and development of the Council's property and land portfolio, valued at close to £1 billion.
13. The Strategy has been developed collaboratively across the Council, and has been peer reviewed by external consultants as to its robustness and fit with industry best practice.
14. The Strategy needs to be read in conjunction with the Council's Medium Term Plan and Medium Term Financial Plan.
15. The scope of the Strategy includes all land and building assets owned or leased by the Council.
16. The key priorities for our assets have been set out in the Strategy, together with key principles for effectively managing and developing the portfolio. Seven key workstreams have been identified within the Strategy.

Appendices:

Appendix 1 – Corporate Asset Management Strategy 2012-2016

Background Papers: None