Report to the Cabinet
Meeting to be held on Thursday, 6 February 2020

Report of the Head of Service - Asset Management

Part I

Electoral Divisions affected: (All Divisions);

Property Asset Management Strategy
(Appendix 'A' refers)

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Executive Summary

This report sets out the draft Property Asset Management Strategy for consideration.

Recommendation

Cabinet is asked to:

(i)   Approve the Property Asset Management Strategy as set out in Appendix 'A'.

(ii)   Authorise the Director of Strategy and Performance, in consultation with the Leader of the County Council, to approve a detailed delivery plan for the Property Asset Management Strategy.

Background and Advice

The Property Asset Management Strategy provides a road map for the development of a coherent approach to how our property portfolio is used, maintained and, where necessary, acquired or disposed of.

The property portfolio provides many of the physical locations through which the county council is able to meet the needs of service users, provide school places, and to protect and support vulnerable children, young people and adults. They also provide a place in which people are able to connect with their local community and access culture, heritage and the Lancashire landscape. Investment in these assets can enhance the council's ability to retain staff, support economic growth in the county and generate income where appropriate.

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Council

Whilst the corporate landlord model of property management has been adopted, the strategy recognises that a number of measures are still required to enable the organisation to embed the principles of this approach and ensure that the property portfolio is best able to support service delivery, provide high quality residential settings and school places, facilitate community use and contribute to the economic development of the county.

This framework will generate the development of a delivery plan with a range of policies and operational guidance and will complement the Capital Strategy 2020-2040 in delivering against the priorities and core values as set out in the Corporate Strategy.

Consultations

N/A

Implications:

This item has the following implications, as indicated:

Risk Management

Legal

The property asset management strategy will provide a framework with which the council can ensure it meets its statutory duties as property owner and landlord.

Financial

Whilst there are no specific financial requirements set out in this strategy, more specific implications will be referred in the Medium Term Financial Strategy, Capital Delivery Programme 2020-2023 and Capital Strategy 2020-2040.

Property Asset Management

The property asset management strategy provides a framework that will enable the council to operate a robust corporate landlord model of property management. The strategy follows the guidance set out by The Chartered Institute of Public Finance and Accountancy in its publication, Strategic Property Asset Management Framework, 2018.

This approach also supports good practice in estate management for schools, as set out by the Department for Education. Building projects taken forward will be in accordance with planning and section 77 of the School Standards and Framework Act 1998.

Procurement

Delivery of this strategy will entail the development of a capital programme of works. Where such works are approved, the selection of contractors to undertake the capital

works will be carried out in full compliance with the Public Contract Regulations 2015, either through the use of an established framework such as the rotational list for building works, the Partnering Framework, or through undertaking a compliant procurement exercise where appropriate.

List of Background Papers

Paper	Date	Contact/Tel

None

Reason for inclusion in Part II, if appropriate

N/A