



<b>REPORT TO:</b>	Policy Development Panel
<b>DATE:</b>	13 December 2022
<b>SUBJECT:</b>	First Draft SELCP Asset Management Strategy 2023 - 2028.
<b>PURPOSE:</b>	To seek the Policy Development Panel's input into the first draft SELCP Asset Management Strategy.
<b>KEY DECISION:</b>	No
<b>PORTFOLIO HOLDER:</b>	Councillor Rodney Grocock
<b>REPORT OF:</b>	Assistant Director - General Fund Assets
<b>REPORT AUTHOR:</b>	Assistant Director - General Fund Assets
<b>WARD(S) AFFECTED:</b>	All
<b>EXEMPT REPORT?</b>	No

## **SUMMARY**

As sovereign Councils and as a Partnership, we recognise that effective use of our land and property assets form one of the essential ingredients for high quality service delivery and creating and ensuring value for our residents. Our aim is to manage a well-planned and well maintained property portfolio, ensuring that we can demonstrate value for money and, more importantly, that by using our assets well, secure wide value for our community.

Appendix 1 presents the first draft SELCP Asset Management Strategy. Although taking account of previous plans, the draft has been purposefully crafted to be high level in that it seeks to set the guiding principles for Asset Management across the SELCP and only seeks to set a focussed number of high level actions in order to shape and drive the detailed work necessary within each Council to manage and maintain its assets.

Whilst it is intended to supersede each Council's highest level Asset Management Plan, it does not immediately supersede the various process and policy documents that sit below those plans that exist across the SELCP as those documents may or indeed may not need amendment following a 'detailed review of the detail'; for example, South Holland District Council's 2020 Industrial Unit Lettings Policy remains fit for purpose and would not become defunct as a result of this Strategy being adopted.

## RECOMMENDATIONS

That PDP consider the draft at Appendix 1 with the Panel critiquing and commenting on:

- its form and purpose;
- the 'guiding principles' suggested at section 1.4;
- the suggested 'strategic approach' to asset management at section 2.6 and;
- the five draft 'strategic priorities' set out and the delivery dates proposed.

## REASONS FOR RECOMMENDATIONS

In following the recommendations, the Panel has the opportunity to really shape how the draft SELCP Asset Management Strategy develops and have its thoughts incorporated into the iteration that will go to scrutiny at Boston and East Lindsey.

## OTHER OPTIONS CONSIDERED

NA

## 1. BACKGROUND

- 1.1 Having set out within the SELCP Workplan that a new Asset Strategy is required for the three sovereign Councils, the first draft of such a high level strategy is being presented to this committee at South Holland as it is particularly focussed on securing a 'live' strategy for its area. Being the first body to consider the first draft set out at Appendix 1; the Panel has a real opportunity to shape South Holland's needs and to input into a Strategy that, hopefully, can be adopted by each Sovereign Council.

## 2. REPORT

- 2.1 Each SELCP Council is responsible for delivering a wide range of public services with each playing a key role in community leadership and setting out their priorities within their respective Corporate Plans.
- 2.2 In order to deliver services effectively and contribute towards each Council's Corporate Strategy, partner Councils need a clear framework for understanding the 'value' and condition of their land and property, ensuring that each secures the maximum value from their respective general fund asset portfolios.
- 2.3 Although the size and diversity of each Council's portfolio varies significantly, each Council faces pressures on its finances and needs to continually take a robust but realistic view about what they keep, what they dispose of, what they use and what they acquire; assets need to be considered **strategically**, considered in light of each Council's **priorities**, and considered in light of each Council's **resources**.
- 2.4 Appendix 1 presents the first draft of an Asset Management Plan that each Council's scrutiny/policy development body will be asked to consider and develop in

preparation for a final draft being presented to each Council's Executive for adoption.

- 2.5 South Holland is the first partner to receive this first draft with the Policy Development Panel being asked to comment on and critique it in its entirety.

### **3. CONCLUSION**

- 3.1 Commenting and critiquing the draft will add real value to the Strategy's development and will ensure that the needs of South Holland are fully met.

### **EXPECTED BENEFITS TO THE PARTNERSHIP**

The draft Strategy, if adopted by each Council, will provide a common approach to Asset Management across the SELCP where it benefits each sovereign partner.

### **IMPLICATIONS:**

### **SOUTH AND EAST LINCOLNSHIRE COUNCILS PARTNERSHIP**

The draft Strategy, if adopted by each Council, will provide a common approach to Asset Management across the SELCP where it benefits each sovereign partner.

### **CORPORATE PRIORITIES**

Maximise the returns generated by the Council's commercial and operational assets.

Ensure the delivery of social value, cost effectiveness and high quality service provision through a robust approach to procurement and contracts management.

### **STAFFING**

All work in preparing this strategy will be contained within existing staffing resources; however, the Strategy, if adopted, will support the drive to create a single SELCP staffing model.

### **CONSTITUTIONAL AND LEGAL IMPLICATIONS**

None is considering the draft as per the recommendations.

### **DATA PROTECTION**

NA.

### **FINANCIAL**

None at this juncture in terms of considering the draft as per the recommendations.

## **RISK MANAGEMENT**

None at this juncture in terms of considering the draft as per the recommendations.

## **STAKEHOLDER / CONSULTATION / TIMESCALES**

The draft has been agreed with SHDCs Asset Portfolio Holder with SH's PDP being the first body to receive this first draft.

## **REPUTATION**

None at this juncture in terms of considering the draft as per the recommendations.

## **CONTRACTS**

None at this juncture in terms of considering the draft as per the recommendations.

## **CRIME AND DISORDER**

None.

## **EQUALITY AND DIVERSITY/ HUMAN RIGHTS/ SAFEGUARDING**

NA

## **HEALTH AND WELL BEING**

None at this juncture in terms of considering the draft as per the recommendations.

## **CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS**

None at this juncture in terms of considering the draft as per the recommendations.

## **LINKS TO 12 MISSIONS IN THE LEVELLING UP WHITE PAPER**

(Use this section to highlight any links to the 12 missions contained in the Levelling Up White Paper set out below. Delete any which are not applicable. If none, insert the word 'none'.)

<b>MISSIONS</b>	
<b>This paper contributes to the follow Missions outlined in the Government's Levelling Up White paper.</b>	
<b>Living Standards</b>	NA.
<b>Research and Development</b>	NA.

<b>Transport Infrastructure</b>	NA.
<b>Digital Connectivity</b>	NA.
<b>Education</b>	NA.
<b>Skills</b>	NA.
<b>Health</b>	NA.
<b>Wellbeing</b>	NA.
<b>Pride in Place</b>	NA.
<b>Housing</b>	NA.
<b>Crime</b>	NA.
<b>Local Leadership</b>	NA.

## 6. ACRONYMS

- SELCP – South and East Lincolnshire Councils Partnership.
- SH – South Holland.
- PDP – Policy Development Panel.

### APPENDICES

Appendix 1 – Draft South and East Lincolnshire Councils Partnership - Asset Management Strategy. 2023 – 2028.

### BACKGROUND PAPERS

None.

### CHRONOLOGICAL HISTORY OF THIS REPORT

This report has not been considered by another Council body.

### REPORT APPROVAL

Report author:	Assistant Director - General Fund Assets Andy.fisher@boston.gov.uk
Signed off by:	Assistant Director - General Fund Assets Andy.fisher@boston.gov.uk
Approved for publication:	Councillor Rodney Grocock, 29 November 2022.