

Report to:	Overview and Scrutiny Committee (Regulatory, Compliance and Corporate Services) Cabinet Council	Date of Meeting:	6 February 2024 8 February 2024 29 February 2024
Subject:	Annual Review of Asset Management Strategy and Asset Disposal Policy		
Report of:	Executive Director Corporate Resources and Customer Services	Wards Affected:	All Wards
Portfolio:	Cabinet Member – Regulatory, Compliance and Corporate Services		
Is this a Key Decision:	Yes	Included in Forward Plan:	Yes
Exempt / Confidential Report:	No		

Summary:

The Asset Management Strategy and Asset Disposal Policy set out the vision and aspirations for the effective management of the Council’s corporate asset portfolio and the role it plays in supporting and shaping the Council’s agenda for the 2030 vision.

Aside from its staff, the Council's next biggest resource is its land and property therefore it is vital that this resource is managed and used effectively and efficiently to ensure that the Council derives maximum benefit from its assets in support of its strategic aims and priorities.

The Asset Management Strategy and Asset Disposal Policy will provide a framework for the planning, prioritisation, management and funding of the Councils asset base.

This is a statutory document that the Council is required to have in place and will be reviewed on an annual basis.

Recommendations:

Overview and Scrutiny Committee is asked to note the report

Cabinet is asked to:

1. Recommend that Council approve the updated Asset Management Strategy
2. Recommend that Council approve the updated Asset Disposal Policy.

Council is recommended to:

1. Approve the Asset Management Strategy.
2. Approve the Asset Disposal Policy.

Reasons for the Recommendation(s):

The Asset Management Strategy and Asset Disposal Policy are key documents for Sefton Council which set out key parameters in respect of the delivery of an efficient and effective property portfolio.

Alternative Options Considered and Rejected: (including any Risk Implications)

None

What will it cost and how will it be financed?

(A) Revenue Costs

To be assessed at programme and individual project level.

(B) Capital Costs

To be assessed at programme and individual project level.

Implications of the Proposals:

The following implications of this proposal have been considered and where there are specific implications, these are set out as follows:

<p>Resource Implications (Financial, IT, Staffing and Assets): The Asset Management Strategy & Asset Disposal Policy outlines the governance and framework for future property decisions. Proposals may have an impact on physical assets and/or ongoing revenue income and expenditure and these will be assessed both at a programme and individual project level.</p>
<p>Legal Implications: To be considered on a case by case basis.</p>
<p>Equality Implications: To be considered on a case by case basis.</p>
<p>Impact on Children and Young People: No</p>
<p>Climate Emergency Implications:</p>

The recommendations within this report will	
Have a positive impact	No
Have a neutral impact	No
Have a negative impact	No
The Author has undertaken the Climate Emergency training for report authors	Yes

Contribution to the Council's Core Purpose:

<p><u>Protect the most vulnerable:</u> The Asset Management Strategy and Asset Disposal Policy will enable the Council to continue to seek to protect the most vulnerable within available resources.</p>
<p><u>Facilitate confident and resilient communities:</u> The Asset Management Strategy and Asset Disposal Policy demonstrate a clear commitment to working with partners, communities and local businesses to reduce the reliance on the public sector.</p>
<p><u>Commission, broker and provide core services:</u> The Asset Management Strategy and Asset Disposal Policy recognise that where it is necessary to do so, the Council will continue to be a provider of those core services that the community expects to see delivered with accessible links.</p>
<p><u>Place – leadership and influencer:</u> The Asset Management Strategy and Asset Disposal Policy will see the Council continue to demonstrate strong and effective leadership building on its proven track record of engagement, consultation, listening and considering feedback in the decision-making process.</p>
<p><u>Drivers of change and reform:</u> The Asset Management Strategy and Asset Disposal Policy demonstrates the Council playing a key role in leading and driving change and reform to improve outcomes for Sefton residents and continuously improve the Borough.</p>
<p><u>Facilitate sustainable economic prosperity:</u> The Asset Management Strategy and Asset Disposal Policy clearly articulates the Council's approach to investing and change in order to achieve financial sustainability and the ambitions of Sefton 2030.</p>
<p><u>Greater income for social investment:</u> The Asset Management Strategy and Asset Disposal Policy recognises the Council's commitment to developing a commercial nature, looking at what it can do either by itself or with others to generate income and profit that can be reinvested into delivering social purpose.</p>
<p><u>Cleaner Greener:</u> The Asset Management Strategy and Asset Disposal Policy recognises the Council's commitment to work with others to maintain Sefton's natural beauty and ensure that its</p>

many assets provide a contribution to Sefton's economy, people's wellbeing and the achievement of the 2030 Vision.

What consultations have taken place on the proposals and when?

(A) Internal Consultations

Executive Director Corporate Resources and Customer Services (FD 7502/24) is the author of the report and the Chief Legal and Democratic Officer (LD 5602/24) has been consulted and any comments have been incorporated into the report.

(B) External Consultations

N/A

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Appendices:

1. Asset Management Strategy – Appendix 1.
2. Asset Disposal Policy – Appendix 2.

Background Papers:

N/A

1. Introduction

- 1.1 In-order to effectively manage a property portfolio, it is critical that all authorities have an Asset Management Strategy and Asset Disposal Policy approved and in place for the forthcoming financial year.
- 1.2 The Council has therefore developed an Asset Management Strategy and Asset Disposal Policy for guidance.

2. Content

- 2.1 The contents of the Asset Management Strategy and Asset Disposal Policy are defined; however it is recognised that each individual authorities final document will reflect its own individual circumstances. As such the document aims to provide information and guidance on how decisions will be made and what considerations will be taken into account in the management of assets within Sefton. These documents are to be read in conjunction with delivery plans and any other plans derived from this.
- 2.2 Both the Asset Management Strategy and Asset Disposal Policy were last presented as part of the budget reporting in 2023. Whilst the documents in this year's annual review remain largely unchanged with only minor changes, it is considered timely to present the full documents for approval once again. The amendments included in the documents include but are not limited to:

Asset Disposal Policy - Portfolio Breakdown by Value - Page 4

- Values updated.

Asset Disposal Policy – Residential Ground Rents and Chief Rents Portfolio - Page 13

- Updated to state “in progress”.

Asset Management Strategy – reducing the level of backlog maintenance - Page 6

- Sentence added; Where financially possible, the Council will look to allocate resource to a PPM regime in order to arrest further decline and premature failure in our retained assets. The aim should be to achieve a 70/30 split (planned/reactive) as opposed to current approach which is largely reactive.

2.3 The documents will continue to be updated annually with material changes being represented further.