



PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	OVERVIEW AND SCRUTINY COMMITTEE
DATE:	8 SEPTEMBER 2016
REPORT OF THE:	HEAD OF CORPORATE SERVICES
TITLE OF REPORT:	SCRUTINY REVIEW – COUNCIL PROPERTY ASSETS
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 This report includes recommendations to Council arising from the review of the Councils Property Asset Portfolio, with a focus on the assets which have potential to be used for the delivery of Council services.

2.0 RECOMMENDATION

- 2.1 It is recommended that Members agree the final report for the first phase of the review of the Councils property assets.

3.0 REASON FOR RECOMMENDATION

- 3.1 To enable the Council to deliver its best value duty in relation to the management of its property asset portfolio and achieve value for money from this. Also to establish a policy which can be implemented in support of the transformation of the Council.

4.0 SIGNIFICANT RISKS

- 4.1 There are no significant risks in considering the recommendations.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 The proposals are to establish a policy framework for the management, disposal or acquisition of Council property assets.

REPORT

6.0 REPORT DETAILS

- 6.1 Attached to this report is the final report of the review undertaken by the Scrutiny Committee into the Councils Property Portfolio.

The aim of the review was to try to answer the following questions:

- What sort of property does the Council own or lease?
- What do we use it for or how do others use it?
- How much does the current property portfolio cost?
- What is the condition of the property and the planned preventative maintenance
- How much income does the current portfolio of property assets generate and is there scope to generate additional income?

In addition, the review also included

- An appraisal of the options available to ensure the best use of these property assets now and into the future, linked to the future provision of council services and
- the production of a property portfolio and policy on property rationalisation

The outcomes of the review include recommendations for a new Asset Management Policy and supporting strategy including a vision, policy and principles, linked to the delivery of the Council's priorities.

6.2 The next phase of the review will be to look in more detail at the investment and community assets within the portfolio. Further recommendations may arise from this next phase of the review.

6.3 A further report will be prepared by the task group following this next phase, with recommendations to the appropriate committee or officers if required.

7.0 IMPLICATIONS

7.1 The following implications have been identified:

a) Financial

The policy recommended would support the financial sustainability of the Council, ensuring optimal use of a rationalised asset portfolio, maximised income generation together with a reduced risk from liabilities associated with assets which are not delivering value for money.

b) Legal

There are no significant legal issues in considering this report.

c) Other

There are no significant other issues in considering this report.

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Background Papers:
See the review report attached