



**Author/Lead Officer of Report:** Tammy Whitaker, Head of Regeneration & Property Services

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**Report of:** *Laraine Manley, Executive Director. PLACE*

**Report to:** *Cabinet*

**Date of Decision:** *20<sup>th</sup> June 2018*

**Subject:** *Corporate Asset Management Plan*

Is this a Key Decision? If Yes, reason Key Decision:-	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
- Expenditure and/or savings over £500,000		<input type="checkbox"/>		
- Affects 2 or more Wards		<input checked="" type="checkbox"/>		
Which Cabinet Member Portfolio does this relate to? <i>Finance</i>				
Which Scrutiny and Policy Development Committee does this relate to? <i>Economic and Environmental Wellbeing Scrutiny and Policy Development Committee</i>				
Has an Equality Impact Assessment (EIA) been undertaken?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If YES, what EIA reference number has it been given? <i>(N/a)</i>				
Does the report contain confidential or exempt information?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-				
<i>"The (report/appendix) is not for publication because it contains exempt information under Paragraph (insert relevant paragraph number) of Schedule 12A of the Local Government Act 1972 (as amended)."</i>				

**Purpose of Report:**

The City Council's land, property and assets have a significant role to play in shaping the future of the city and how the council uses them to continue to provide quality services to the city's residents and communities. The 'Sheffield Land and Property Plan' sets out at a high level, how the City Council will use and manage its assets to deliver its ambitions for Sheffield. Building on the achievements of the previous asset management plan 'Assets for our Communities,' the Plan provides a framework for decision making, to help maximise the benefits derived from our land, property and buildings in supporting service delivery, raising revenue through

income, delivering corporate priorities, raising capital to enable investment and pump priming development and regeneration opportunities through the redevelopment of significant sites.

**Recommendations:**

That Cabinet;  
 Approves the Sheffield Land and Property Plan attached to this report to establish the strategic framework which will guide decision making on the use and management of City Council Land and Property to achieve the Council's ambitions and priorities for the City.

**Background Papers:**

Sheffield Land and Property Plan

Lead Officer to complete:-		
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.	Finance: <i>Paul Schofield</i>
		Legal: <i>David Hollis</i>
		Equalities: <i>Anmarie Johnston</i>
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>		
2	<b>EMT member who approved submission:</b>	<i>Laraine Manley</i>
3	<b>Cabinet Member consulted:</b>	<i>Cllr. Olivia Blake</i>
4	I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Decision Maker by the EMT member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.	
	<b>Lead Officer Name:</b> <i>Tammy Whitaker</i>	<b>Job Title:</b> <i>Head of Regeneration &amp; Property Services</i>
	<b>Date:</b> <i>May 2018</i>	

**1. PROPOSAL**

- 1.1 The City Council's land, property and assets have a significant role to play in shaping the future of the city. The Council's land and property provides accommodation from which it delivers essential services, provides spaces for businesses and local groups to develop and thrive, provides land for new homes, businesses and vital infrastructure such as schools highways and utilities; and provides an income stream to invest in council services.
- 1.2 However holding a significant land and property estate comes at a cost. Aside from staff, property is the second most expensive resource and given unprecedented reductions in public sector funding, there is now, more than ever a need to ensure effective, efficient and joined up use of the council's assets. Every decision the Council makes about its Estate must be driven by the priorities the Council wishes to achieve for the City, balanced against the financial constraints within which it now operates.
- 1.3 The costs associated with holding property are extensive and whilst significant progress has been made in rationalising the estate to reduce operational running costs and raise much needed income there is still more to be done. Given the current financial constraints, there is a compelling need to further reduce current and future operational running costs, whilst increasing income to be used on essential services through efficient and effective management and timely and consistent decision making.
- 1.4 The Land and Property Plan sets out the approach which will guide how the Council will use the city's land and property holdings to improve lives and create a stronger economy that works for all Sheffielders. The Plan sets out a series of guiding principles to ensure decisions taken about the Estate:
- Improve the quality of life for all communities in Sheffield - shaping the city and the places and communities within it, supporting guiding and delivering growth and development and driving regeneration and change where there is a clear case to do so and ensuring that lettings for community use are based on sound business cases, meet the needs of community and city and are fundamentally viable and sustainable.
  - Are Knowledge based – with decisions about the city's estate underpinned by robust information, evidence and insight
  - Join-up key services for communities – ensuring a single approach across the Council and with partners in the city that is focused on the best outcomes for people
  - Support the delivery of good services - services will be delivered from a core estate of land and buildings which are fit for purpose, fully used, well maintained and meet the needs of services and customers both now and in the future. Ensuring there is a tight fit between service demand and building supply and only retaining the minimum necessary stock from which to deliver our services

- Support a stronger city economy that works for all – through the let portfolio of properties which will support business development, economic growth, community enterprise and generate income
- Unlock money to support new investment –by disposing of surplus land and property in a timely manner to reduce costs, generate capital receipts and free up revenue funding streams to improve and support services and the delivery of wider city priorities
- Adopt a ‘one’ council approach to property and facilities management –through the operation of a Corporate Landlord model backed by strong governance to ensure all decisions made about our estate are taken with the wider interests of the Council in mind.

These principles will be further enhanced by a forthcoming series of property policies reviewing existing policy to ensure that this is still coherent with the above principles and that new policy is developed to clarify any areas of current ambiguity.

## **2. HOW DOES THIS DECISION CONTRIBUTE?**

- 2.1 The Land and Property Plan contributes to the Sheffield City Council Corporate Plan ambitions for a strong economy, thriving neighbourhoods and communities and better health and wellbeing.

## **3. HAS THERE BEEN ANY CONSULTATION?**

- 3.1 The development of the framework is directly influenced by the development of property related strategies and visions developed by the Council and our private and public sector partners in Sheffield and in the city region. The document also aligns with the Council’s aspirations for economic and housing growth, development of the city centre and Local Plan.

## **4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION**

### **4.1 Equality of Opportunity Implications**

- 4.1.1 An Equality Impact Assessment (EIA) has been completed. Overall there are no significant differential, positive or negative equality impacts arising from this proposal. The strategy sets out a statement of principles which will guide how we use the city's assets to improve lives and create a stronger economy that works for all Sheffield citizens.

### **4.2 Financial and Commercial Implications**

- 4.2.1 Property is an expensive resource to both hold and manage. Implementing the measures outlined in the plan will ensure a tight fit between property supply and service delivery demand and a more efficient use of scarce existing resources. Timely disposal of surplus stock and strategic site assembly provides the Council with capital

receipts to support the approved capital investment programme and releases development sites promoting housing growth and commercial investment.

#### 4.3 Legal Implications

4.3.1 There are no direct legal implications resulting from approval of this report. There may be changes to the existing scheme of delegation which impact on property. These will be picked up in the review of the Council's Constitution.

#### 4.4 Other Implications

4.4.1 The property implications of this report form the basis of the document

### **5. ALTERNATIVE OPTIONS CONSIDERED**

5.1 To continue use of the existing corporate asset management plan, whilst this is still relevant in many areas recent changes in strategy, public sector priorities, changing economic conditions and reviewing how we make the best use of resources provide the rationale for a clear restatement of priorities for the use of land and property assets.

### **6. REASONS FOR RECOMMENDATIONS**

6.1 The Council's land and property portfolio is a finite resource, expensive to hold and maintain. Since the publication of the last plan, national and local economic conditions have changed significantly. It is therefore increasingly important that the City Council's assets are used to best effect in delivering vital services and priorities, whilst minimising the cost.

6.2 The Plan provides local people, Members and officers with a clear statement of how the council's land and property assets will be used to maintain and enhance service delivery and contribute to the physical and economic regeneration of the city balanced against the financial constraints within which it now operates.

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