

Report

Cabinet

Part 1

Date: 15 May 2024

Subject Strategic Asset Management Plan 2024-28

Purpose The purpose of this report is to present the updated Strategic Asset Management Plan 2024-28 for Cabinet approval.

Author Head of People, Policy and Transformation

Ward General

Summary Following the development of the new Corporate Plan 2022-2027 and other supporting strategies, the Strategic Asset Management Plan (SAMP) has been reviewed in line with current and emerging priorities. The Plan also outlines supporting policies including the Corporate Landlord Model and Community Asset Transfer as well as setting out the corporate decision making processes.

The Plan shows consideration to internal and external priorities, including the Wellbeing of Future Generations (Wales) Act 2015 and to the organisational Climate Change Plan. The draft plan attached to this report also sets out a number of key principles which should be adopted when considering our assets including the management of property as a corporate resource; meeting service and community demands, and estate optimisation.

Proposal To approve the Strategic Asset Management Plan 2024-28 and supporting policies.

Action by Head of People, Policy and Transformation

Timetable Immediate

This report was prepared after consultation with:

- Strategic Asset Management officer Group
- Newport Norse
- Overview and Scrutiny Management Committee
- Head of Environment and Public Protection
- Head of Regeneration and Economic Development

Signed

Background

Following the development of the new Corporate Plan 2022-2027 and other strategic plans such as the Climate Change Plan, People Plan and Digital Strategy, we have reviewed the Strategic Asset Management Plan in line with current requirements.

Newport City Council's [Corporate Plan 2022-27](#) has 4 Well-being Objectives to deliver its vision for an 'Ambitious, Fairer and Greener Newport for everyone'. This Strategic Asset Management Plan (SAMP) will be an enabler to support the Council in achieving this overall vision for the citizens of Newport, Newport City Council and its partners which use our buildings and land. It sets out the high-level strategic framework for the effective management of our land and property assets.

Newport City Council's vision for its property estate is by 2030 to:

have a sustainable and optimised estate that will deliver effective services to Newport's communities; is inclusive and provides social value to residents; and protects assets for future generations to use.'

The SAMP has been designed to ensure the principles of asset management are accepted and reflected in business decisions across the organisation, and is supported by policies for Community Asset Transfer, Acquisitions and Disposals. To achieve this vision and meet our statutory requirements, the Plan identified 5 core principles, which will enable officers, senior managers and Councillors to make effective evidence based decisions on asset management:

- Corporate Landlord
- Community & Service Need
- Estate Optimisation
- Economic Growth and Regeneration
- Collaborative and Efficient Use of Buildings and Land

To support the strategic and operational delivery of the SAMP, there will also be internal policies which will outline the Council's approach to:

- Corporate Landlord Policy
- Acquisitions Policy (Property and Land)
- Disposal of Property Assets Policy
- Community Asset Transfer Policy

This will also be supported by Climate Change policies such as Building Decarbonisation.

The SAMP will be subject to review to align with the Council's Corporate Plan and any changes in the structure, Council Constitution, legislation / regulations.

The draft SAMP is attached to this report.

Financial Summary

There is no financial impact to adopting the Strategic Asset Management Plan, although adopting the Plan should ensure effective use and management of the Council's resources.

Risks

Risk Title / Description	Risk Impact score of Risk if it occurs* (H/M/L)	Risk Probability of risk occurring (H/M/L)	Risk Mitigation Action(s) What is the Council doing or what has it done to avoid the risk or reduce its effect?	Risk Owner Officer(s) responsible for dealing with the risk?
Strategic Asset Management objectives are not implemented or followed	M	L	Delivery of the SAMP as outlined is supported by the policy framework and also the officer SAMG and wider governance.	Head of People, Policy and Transformation.
Newport City Council Property Estate (Corporate Risk)	H (5)	H (4)	The management of the risk is outlined in the Council's Corporate Risk Register (Risk score 20), which is presented to the Council's Cabinet and Governance & Audit Committee every quarter. The new Strategy and supporting policies will contribute towards the medium to long term reduction of the risk.	Head of People, Policy and Transformation

* Taking account of proposed mitigation measures

Links to Council Policies and Priorities

Well-being Objective	1 – Economy, Education and Skills	2 – Newport's Environment and Infrastructure	3 – Preventative and Equitable Community and Social Care	4 – An Inclusive, Fair and Sustainable Council
Aims:	Newport is a thriving and growing city that offers excellent education and aspires to provide opportunities for all.	A city that seeks to protect and enhance our environment whilst reducing our carbon footprint and preparing for a sustainable and digital future.	Newport is a supportive city where communities and care are at the heart of what we do.	Newport City Council is an inclusive organisation that places social value, fairness and sustainability at its core.

The Plan has strong links across all Objectives and all areas of the Council.

Corporate Plan 2022-27
Climate Change Plan 2022-27
Digital Strategy
People Plan

Options Available and considered:

1. To approve the Strategic Asset Management Plan 2024-28 and supporting policies.
2. To request further information and amend the attached draft Plan.

Preferred Option and Why

To approve the Strategic Asset Management Plan 2024-28 and supporting policies to progress the strategic management of assets as directed by the Corporate Plan.

Comments of Chief Financial Officer

There are no direct financial commitments arising from adopting this report at this point, but any decision made in the context of this report, which has a financial implication, such as an acquisition, have to follow the proper decision making processes as agreed within the plan, taking into account considerations such as funding requirements or budgetary impact as well as the operational aspects.

Comments of Monitoring Officer

There are no specific legal issues arising from the report. The proposed Strategic Asset Management Plan would, if adopted, set out a framework for taking decisions in relation to Council assets and would assist in ensuring a consistent approach to such decisions across the organisation. The proposed SAMP would also contribute to the delivery of key aspects of the Council's Corporate Plan and the meeting of the Council's objectives under the Well-Being of Future Generations Act 2015.

Comments of Head of People, Policy and Transformation

The Strategic Asset Management Plan and its supporting policies support the delivery of the Council's Corporate Plan but also its contribution towards local, regional and national strategies such as the Well-being of Future Generations Act, Welsh Government Climate Change Plan to decarbonise by 2030, and Newport City Council People Plan.

The plan will make the Council, through the use of its property assets, more resilient and will support collaboration with communities to achieve sustainable development.

There are no direct human resources implications as a result of agreeing the updated Plan.

Scrutiny Committees

The outline SAMP document was presented to OSMC Committee on 8th March 2024 and the Committee feedback was:

- *The Committee thanked Officers for the clear and concise presentation of the report and its policies.*
- *The Committee requested an information report to summarise the previous actions and outcomes under the 2018 SAMP. They also felt that this information needed to be referenced in the 2024-28 Plan to provide background information and context. The Committee requested information as to what the previous recommendations under the 2018 Plan were and whether they were implemented.*
- *The Committee recommended that the Plan be presented to Scrutiny on an annual basis and should include an Annual Delivery Plan.*

The delivery of the new SAMP will be considered in the planning of the Scrutiny forward work programme.

Fairness and Equality Impact Assessment:

- **Wellbeing of Future Generation (Wales) Act**
- **Equality Act 2010**
- **Socio-economic Duty**
- **Welsh Language (Wales) Measure 2011**

The council has a number of legislative responsibilities to assess the impact of any strategic decision, proposal or policy on people that may experience disadvantage or inequality.

A full Fairness and Equality Impact Assessment (FEIA) was undertaken and is published on the Council's website (available in Welsh [here](#) and English [here](#)). This FEIA considers our legislative responsibilities under the Equality Act (2010), including the Socioeconomic Duty, the Wellbeing of Future Generations (Wales) Act (2015) and the Welsh Language (Wales) Measure (2011).

A copy of the approved SAMP will be available in Welsh and English.

Wellbeing of Future Generation (Wales) Act

In terms of the Wellbeing of Future Generation (Wales) Act and consideration of the sustainable development principle, 5 ways of working:

Long Term - The delivery of the Strategic Asset Management Plan and supporting policies aim to influence the way that the Council makes decisions relating to assets to consider the long-term impact on communities and climate change.

Preventative - The draft Plan supports the climate change plan seeking to alleviate the long term impacts of climate change, and supports community asset transfer as a way of engaging communities in the future of buildings. The plan will guide actions taken at the current time to prevent or reduce future concerns with the Council's property estate.

Integration – The delivery of this plan and work within this area align with and contribute to achieving the well-being objectives in the Council's new Corporate Plan and other key strategic documents including the Climate Change Plan.

Collaboration - We recognise to achieve our priorities we must work collaboratively with a range of key internal and external stakeholders, including community organisations.

Involvement – Engagement and consultation with key stakeholders will remain consistent throughout the delivery of this plan.

Consultation

Work to consult with officers internally has taken place through the Strategic Asset Management Group. The principles of the Plan and outline draft were also considered at Overview and Scrutiny Management Committee.

Background Papers

The Wellbeing of Future Generation Act (Wales)

Corporate Plan 2022-27

Strategic Asset Management Plan 2018-25

NCC Climate Change Plan

NCC Building Decarbonisation Policy 2024

Dated: 8 May 2024