



## AUDIT COMMITTEE - 6TH NOVEMBER 2013

**SUBJECT: REVIEW OF ASSET MANAGEMENT (LAND AND PROPERTY) STRATEGY**

**REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES & S151 OFFICER**

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### 1. PURPOSE OF REPORT

- 1.1 The Auditor General for Wales, as part of their programme of works for the year 2011-12 has issued (September 2013) the findings of his review of the council's Asset Management (Land & Property) Strategy.
- 1.2 This report to Audit Committee summarises the conclusions of the Auditor General's assessment and also makes recommendations for future monitoring of delivery of any proposals for improvement flowing from the review.
- 1.3 Members have a critical role to play in evaluating Regulator reviews and in particular understanding what difference such reviews make to improvement of services for our citizens. They also have a clear role in monitoring progress in achieving report recommendations from the wide range of reviews undertaken.

### 2. SUMMARY

2.1 The Review headlines that:-

- The Council does not have an approved strategic Asset Management Plan. The Asset management Strategy that does exist is predominantly an operational document that has not been approved by members.
- The Council's Asset Management Strategy does not currently align with the council's priorities although its operational processes, if implemented, could provide a basis upon which a more strategic plan can be developed.
- There have been many changes in the way the Council has managed its assets over the past 18 months but development of key areas, such as service asset management plans, has been slow.
- The Council has operational processes and controls in place to ensure it manages its statutory obligations relating to asset management but has not streamlined its asset management systems and different approaches are used by Building Consultancy and Property Services.
- Monitoring of the Asset Management Strategy and the performance of assets by both officers and members is weak but the Council is currently reviewing its performance data to determine how and when this should be reported.

2.2 The Auditor General has concluded the Review by making 5 Proposals for Improvement. They are:

P1: Develop a robust asset Management Strategy for its property and associated infrastructure. The strategy should:

- Set out a vision for each type of asset that shows how it contributes to the delivery of the Council's priorities
- Set targets for assessing progress, including the condition and suitability of each asset
- Describe an overall plan for implementing the Strategy
- Be approved by members

P2: Ensure that the individual service asset management plans are developed as soon as possible and are used to inform the Council's financial planning process.

P3: Finalise its current review of property performance data and agree which data should be monitored and reported at an officer and member level.

P4: Develop and implement arrangements to monitor the delivery of the strategy.

P5: Formalise the role of the Asset Management Group to improve governance and accountability. This should include:

1. Reviewing the membership of the Group
2. Developing terms of reference to include responsibility for:
  - leading on all corporate asset management issues
  - leading on decisions around individual assets
3. Ensuring that meetings are recorded appropriately

### 3. LINKS TO STRATEGY

3.1 Service Improvement is key to delivering council priorities.

### 4. THE REPORT

4.1 The Director believes the Regulator's proposals and any subsequently agreed Action Plan should be monitored by the following route:-

	For Decision	For Monitoring	Final Sign Off on completion
Corporate Management Team (CMT)		P3 & P5	P3: April 2014 P5: October 2013
Cabinet		P1	March 2014
Scrutiny (state which)		P1 (P&R) P2 (various scrutiny committees)	P1: March 2014 P2: January - March 2014
Audit committee		P4	April 2014
Council	P1		April 2014
Responsible officer only			

## **5. EQUALITIES IMPLICATIONS**

- 5.1 The Local Government Measure defines fairness and access as one of the criteria that constitutes 'improvement' within the Wales programme for Improvement 2009.

## **6. FINANCIAL IMPLICATIONS**

- 6.1 There are no financial implications associated with this report.

## **7. PERSONNEL IMPLICATIONS**

- 7.1 There are no personnel implications associated with this report.

## **8. CONSULTATIONS**

- 8.1 There are no consultees that have not been included in the overall report.

## **9. RECOMMENDATIONS**

- 9.1 It is recommended that Audit Committee approve the programme of monitoring detailed in paragraph 4.1 of this report.

## **10. REASONS FOR THE RECOMMENDATIONS**

- 10.1 To ensure Regulator reviews are appropriately managed and monitored across the Authority.

## **11. STATUTORY POWER**

- 11.1 Local Government Measure 2009, Wales Programme for Improvement 2010.

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Background Papers: Improvement Assessment Letter December 2012