

# Barrow Borough Council

## Executive Committee

27 July 2022

### Strategic Asset Management Plan 2022-2023

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**Report from:** Steph Cordon, Deputy Chief Executive & Director of People & Place

**Report Author:** Les Davies, Head of Asset Management

**Wards:** (All Wards);

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#### 1.0 Summary and Conclusions

As we move towards Local Government Reorganisation in 2023, the nature of public services will change and new ways of working and new technologies will need to be adopted to facilitate the merging of Barrow into the new unitary authority Westmorland and Furness Council.

In this context, the Strategic Asset Management Plan, attached at **Appendix 1**, is intended to promote a common understanding of emerging issues and priority actions in the short to medium-term. It is not a static document, but part of a process designed to engage Members, officers, partners and customers in a debate about the nature of and future management direction for the Council's land and property resource to influence regeneration and economic development.

#### 2.0 Recommendation

**2.1 It is recommended that Executive Committee recommend to Full Council that they:**

- 1) Agree the Strategic Asset Management Plan (SAMP) as attached to this report.**
- 2) Agree to the investment profiles identified in Part 5 of the SAMP; and**
- 3) Agree to the Priorities and Actions identified in Part 6 of the SAMP.**

#### 3.0 Background and Proposals

**3.1** The Council recognises property assets are an important contributing factor to the quality of public services. Well-designed, well-maintained and well-used buildings help support services, promote confidence and act as a stimulus for the wider growth and prosperity of the Borough.

- 3.2 Importantly, the location of service provision and the environment in which services are provided are an essential link between residents and the Council. Together they provide a sense of identity, community, function and image.
- 3.3 The SAMP promotes a common understanding of emerging issues and priority actions in the short to medium-term. It is not a static document, but part of a process designed to engage Members, officers, partners and customers in a debate about the nature of and future management direction for the Council's land and property resource to influence regeneration and economic development.
- 3.4 The SAMP provides a short to medium-term vision for land and property management and aligns with the asset work stream review being undertaken as part of the Local Government Reorganisation in Cumbria. The document sets out a framework to ensure the Council's portfolio of land and property assets adapt to the new environment and play a greater role in regeneration and economic development within the Borough.

#### **4.0 Consultation**

Consultation has taken place with Management Team and Senior Officers.

#### **5.0 Alternative Options**

The alternative option is not to agree the SAMP. Failure to agree the SAMP may result in misalignment with Local Government Reorganisation and may adversely affect future economic growth within the borough.

#### **6.0 Contribution to Council Plan Priorities**

- 6.1 The SAMP contributes to the Council's vision "*For our Borough to be great place to live work and visit*" and will assist the Council in meeting the Priority of Place to "*Create a vibrant, safe and welcoming place where people want to live*".

#### **7.0 Implications**

##### **7.1 Financial, Resources and Procurement**

- 7.1.1 Part 5 of the SAMP outlines existing budget provisions for planned preventative maintenance and general repair costs over a two-year investment plan. Investment for newly arising repairs will be managed through General Fund reserves.

##### **7.2 Legal**

- 7.2.1 The strategy provides information and guidance on the Council's statutory duties to ensure assets are compliant with all aspects of law.

### 7.3 Local Government Reorganisation

The strategy aligns with LGR transitional arrangements.

### 7.4 Equality and Diversity

7.4.1 An Equality Impact Assessment has been carried out for this report. The assessment indicated no adverse impact on any of the nine protected characteristics of the Equality Act 2010.

### Risk

| Risk   | Consequence  | Controls required   |
|--|--|---|
| Failure to meet statutory requirements with regard to asset management and compliance. | The Council could be open to legal challenge which would incur costs outside existing budgets. | Approval of the Strategic Asset Management Plan, Investment proposals and Priorities and Actions. |

### Contact Officer

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| Appendix No. | Name of Appendix                          |
|--------------|---|
| 1            | 2022-2023 Strategic Asset Management Plan |