

Scrutiny Review of Vacant Land – write up Allison Westray Chapman

1.	<p>What long term objectives do we have for effective asset management within the Authority</p> <ul style="list-style-type: none"> • Key documents – local plan gives us a framework, agreed with members in past. Sets out aims for employment and housing
2.	<p>How do land assets support our wider corporate objectives and strategies including for Urban extension</p> <ul style="list-style-type: none"> • Clay Cross and Eckington Regeneration frameworks in place, preparing Dronfield and Killamarsh. Corporate plan and local plan all feed in
3.	<p>How do we measure progress and performance against the asset management plan</p> <ul style="list-style-type: none"> • Assessed against quarterly performance meetings. Grant Galloway's team responsible.
4.	<p>Is there an integrated departmental and corporate approach to the management of land assets</p> <ul style="list-style-type: none"> • Asset Management group corporate approach
5.	<p>What other information systems do we have to help informed decision making and planning</p> <ul style="list-style-type: none"> • Key services feed into the asset management group if looking at a piece of land. Officers view then into member arena. Smaller site grant may take forward, large is Cabinet decision. Look at trends, adjacent land, opportunities, wider opportunities, isolated land, of consequence. • People attending asset group - Cll Austen Chair), Economic Development, Housing Strategy, Rykneld Homes, Finance and Assets, Planning
6.	<p>What progress has been made on the production of an Up to date Asset Management database</p> <ul style="list-style-type: none"> • Grant Galloway will provide detail. Loft of work done last few years on getting this. Also have My maps which provided quite useful information
7.	<p>How do we determine whether land we own is for disposal, development or retention</p> <ul style="list-style-type: none"> • Size governs response. Mill Lane, own development brief, used Tibbles. Options appraisal • Asset Management group
8.	<p>How are our decisions on use of land linked to our corporate plan</p> <ul style="list-style-type: none"> • Links clear – growth strategy objectives embedded in local plan. Tie in, no contradictions as they mirror
9.	<p>Do we involve local members or Parish Councils in identifying land that could be used by the Council say for housing</p> <ul style="list-style-type: none"> • Land comes in a range of ways. Parish council owns land. They would be in touch

	<p>on 1:1 basis or vice versa if we know about it and could be of wider use. Have a dialogue and sometimes approach land owners if land adjacent, like for the avenue</p> <ul style="list-style-type: none"> • Regeneration frameworks, links with parish councils. Yes invited to meeting and they have attended. Want as many stakeholders as could
10.	<p>What are the main barriers in the Authority to the identifying available land and/or disposal of land</p> <ul style="list-style-type: none"> • Balancing right location for what we want to do. Employment land, market, highway restrictions, motorway can become a constraint. • Legacy and image (PAST). However, authority ambitious to move forward • Land values less in south than north. We want housing but developers want to be in North as more profit. Business versus community focus
11.	<p>How well is the Disposals and Acquisitions policy working</p> <ul style="list-style-type: none"> • For members to decide whether it has met their objectives. Generated capital receipts. Is it contributing to wider regeneration of land
12.	<p>If we dispose, develop or retain land how is this linked to the Disposal and Acquisition Policy</p> <ul style="list-style-type: none"> • Can sell land, contributes but not easy decision in depressed market. Long term greater value. Depends on pressures one day. Member decisions on strategic sites, small sites easier. Wait for right market
13.	<p>What costs are involved in keeping land we own, do any generate income</p> <ul style="list-style-type: none"> • Maintenance costs • Can seed wild meadows common no maintenance but sitting on assets • Look at suitable alternatives, if any
14.	<p>What is the net cost of our garages after rental and other costs have been deducted</p> <ul style="list-style-type: none"> • Asset management
15.	<p>How do we avoid the mass sell-off of land assets to private developers and are there alternative ways to generate income</p> <ul style="list-style-type: none"> • Not to sell, members say not selling
16.	<p>How can new social housing be locked into a new local plan in light of the planning legislation changes</p> <ul style="list-style-type: none"> • Housing planning bill, legislation changes on social housing. Will have to work in framework. Choices we might make perhaps being removed
17.	<p>How can we benefit from the example of other councils provision of affordable housing and the information systems they use for asset management</p> <ul style="list-style-type: none"> • Look at best practice. See what other authorities doing. Housing strategy staff meet regularly across Derbyshire. Professional conversations.

Scrutiny Review of Vacant Land – write up James Arnold

1.	<p>What long term objectives do we have for effective asset management within the Authority</p> <ul style="list-style-type: none"> • Helen Fairfax is policy. Have to consider how planning processes/systems can support asset management strategy. How make links and take opportunities that benefit the Council and communities but don't cause problems with planning requirements.
2.	<p>How do land assets support our wider corporate objectives and strategies including for Urban extension</p> <ul style="list-style-type: none"> • Planning cross cutting so got to be embodied with the growth strategy. To deliver got to work together and be joined up between asset management, planning and regeneration. • Planning about allocating housing/employment land and meeting objective needs on say social housing. • Examples given - gypsies/travellers statutory duty to provide sites. Helen got no sites from private sector when call for sites for local plan. Went to asset management group to see if any available. • Planning application concerned a site next to housing site. Would notify asset management so aware of it and could see if advantage is site joined up • Pre application advice to a housing developer looking for a steer in stonebroom. Rykneld Homes have interest for housing. Involved them so they could get better scheme. • Policy work call for sites – goes to Asset management. Should be putting larger sites in pot which are for development • Without local plan it is difficult because not easy to strategic planning. New Homes Bonus, no plan, no bonus • No plan no supply of sites, cannot build housing. Need 6 years supply for local plan only have about 2. Asset management strategy links into this to help identify sites. • Housing delivery is where opportunities are to work with partners. • Developers sit on sites if they can make profit in longer term
3.	<p>How do we measure progress and performance against the asset management plan</p> <ul style="list-style-type: none"> • Gypsy and travellers strategy but have to be careful how we link this. Housing delivery, five year supply
4.	<p>Is there an integrated departmental and corporate approach to the management of land assets</p> <ul style="list-style-type: none"> • Yes there is. Don't sit on asset group unless specific issue. Meet regularly with Grant Galloway and Allison Westray-Chapman
5.	<p>What other information systems do we have to help informed decision making and planning</p> <ul style="list-style-type: none"> • Any information held in planning that asset management group need get consulted on. Major sites need to track what happening, quarterly update, can then scrutinise.
6.	<p>What progress has been made on the production of an Up to date Asset Management database</p> <ul style="list-style-type: none"> • Not relevant

7.	<p>How do we determine whether land we own is for disposal, development or retention</p> <ul style="list-style-type: none"> • Make sure where opportunities are and maximise via asset management group
8.	<p>How are our decisions on use of land linked to our corporate plan</p> <ul style="list-style-type: none"> • Planning – corporate target linked to corporate plan. Led by local planning group, planning element led by members
9.	<p>Do we involve local members or Parish Councils in identifying land that could be used by the Council say for housing</p> <ul style="list-style-type: none"> • Have Parish Liaison group. Parish Councils consulted and engaged on local plan. Planning applications involve local members. How do we make this connection with asset management work?
10.	<p>What are the main barriers in the Authority to the identifying available land and/or disposal of land</p> <ul style="list-style-type: none"> • Need to make sure we have skills to see opportunities. Think NED has them. Also developers need to know what they are doing. My perception doing this, get external advice when need it
11.	<p>How well is the Disposals and Acquisitions policy working</p> <ul style="list-style-type: none"> • Not relevant
12.	<p>If we dispose, develop or retain land how is this linked to the Disposal and Acquisition Policy</p> <ul style="list-style-type: none"> • Not relevant
13.	<p>What costs are involved in keeping land we own, do any generate income</p> <ul style="list-style-type: none"> • Not relevant but are costs and do generate income. Tensions at Clay Cross for Aldi and Lidl. Talked with asset management/estates to see if they had alternative sites. Sequentially preferable, however have to be careful in planning terms
14.	<p>What is the net cost of our garages after rental and other costs have been deducted</p> <ul style="list-style-type: none"> • Not relevant
15.	<p>How do we avoid the mass sell-off of land assets to private developers and are there alternative ways to generate income</p> <ul style="list-style-type: none"> • Right expertise to sweat the assets. Look to long term not short term balancing budgets). This Council has acted differently. Keep assets and develop. Sell one, buy another and reinvest and grow asset. Need this skill in house
16.	<p>How can new social housing be locked into a new local plan in light of the planning legislation changes</p> <ul style="list-style-type: none"> • Affordable housing requirement, legislation changing quickly. Moving money from supporting affordable housing to supporting buyers.

17.	<p>How can we benefit from the example of other councils provision of affordable housing and the information systems they use for asset management</p> <ul style="list-style-type: none">• Current local plan has affordable housing policy. Generally around 40% as part of developments. Rarely get this amount as developers say not viable. Needs high across the district but cannot be met through building new houses. So low delivery against need. Getting sound policy is challenging. Getting about 4 to 6% although this year this is improving
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Scrutiny Review of Vacant Land – write up Adrian Kirkham

1.	<p>What long term objectives do we have for effective asset management within the Authority</p> <ul style="list-style-type: none">• Not involved in asset management but from a development management view, we determine planning applications so deal with proposals for use of our own land. Don't think we are proactive enough about getting value ourselves before we sell off. If we get the planning application ourselves
2.	<p>How do land assets support our wider corporate objectives and strategies including for Urban extension</p> <ul style="list-style-type: none">• We have control of our land. Can put our input in to protect communities but need to be more proactive
3.	<p>How do we measure progress and performance against the asset management plan</p> <ul style="list-style-type: none">• No comments
4.	<p>Is there an integrated departmental and corporate approach to the management of land assets</p> <ul style="list-style-type: none">• To make the best of it need to bring forward assets to develop or not and also to determine why difficult• One barrier – Council/Senior management place priorities Need to resource and have an interdepartmental space for officers to talk together
5.	<p>What other information systems do we have to help informed decision making and planning</p> <ul style="list-style-type: none">• Work done by housing team and regeneration, have list of sites coming forward for development. Issue is about how to refine and use them. Everyone knows what sites we have as have a database of council owned land but about what uses they are for
6.	<p>What progress has been made on the production of an Up to date Asset Management database</p> <ul style="list-style-type: none">• N/A
7.	<p>How do we determine whether land we own is for disposal, development or retention</p> <ul style="list-style-type: none">• Don't know how we currently do but should be making conscious decisions on what we are doing. Benefits of getting planning consent and if not why retaining, timescales for reviewing decisions. Don't know who takes decision
8.	<p>How are our decisions on use of land linked to our corporate plan</p> <ul style="list-style-type: none">• Estates may help with this
9.	<p>Do we involve local members or Parish Councils in identifying land that could be used by the Council say for housing</p> <ul style="list-style-type: none">• Local plan, member involvement. Do consult parish council members on planning applications. Whether we involve in pre application discussions, call for sites enough – they could put land forward. Do we involve local members with local knowledge

	enough e.g. garage sits an example
10.	<p>What are the main barriers in the Authority to the identifying available land and/or disposal of land</p> <ul style="list-style-type: none"> • Element of knowledge of available land and what doing with it. Proactive following up, inventory of land. Decisions taken, other details hold on land. May want to work differently to get greater returns.
11.	<p>How well is the Disposals and Acquisitions policy working</p> <ul style="list-style-type: none"> • Cannot help on this
12.	<p>If we dispose, develop or retain land how is this linked to the Disposal and Acquisition Policy</p> <ul style="list-style-type: none"> • Don't know
13.	<p>What costs are involved in keeping land we own, do any generate income</p> <ul style="list-style-type: none"> • Don't know costs presume some issues need to be met. If keep land can we put to another use e.g. car boot sales generate significant income
14.	<p>What is the net cost of our garages after rental and other costs have been deducted</p> <ul style="list-style-type: none"> • N/a
15.	<p>How do we avoid the mass sell-off of land assets to private developers and are there alternative ways to generate income</p> <ul style="list-style-type: none"> • My opinion, not bullish enough with our own land. Sell with a hope value. Need to push envelop as we have more control in what we bring forward e.g. our profit can be less and more value to our aims and objectives. Need corporate will.
16.	<p>How can new social housing be locked into a new local plan in light of the planning legislation changes</p> <ul style="list-style-type: none"> • Helen will help with this. Changing rapidly. Bill going through at moment with amendments. Disturbing for planning
17.	<p>How can we benefit from the example of other councils provision of affordable housing and the information systems they use for asset management</p> <ul style="list-style-type: none"> • No experience

Scrutiny Review of Vacant Land – write up – Matt Broughton

1.	<p>What long term objectives do we have for effective asset management within the Authority</p> <ul style="list-style-type: none"> • Appropriate assets to deliver services of Council and effective use. Bringing forward ideas for better use, best value. Consult with members and community.
2.	<p>How do land assets support our wider corporate objectives and strategies including for Urban extension</p> <ul style="list-style-type: none"> • Planning involved our role. Overall control through ownership not just disposal, strategic acquisitions like the MILL Lane scheme. E.g. if still CPL would suggest options not be available. Use of our own assets, strategic sites for housing (even without planning consent), can raise value.
3.	<p>How do we measure progress and performance against the asset management plan</p> <ul style="list-style-type: none"> • Asset Management plan, keen to have it in place. Action plan sets out what we will deliver. Feeds in to service plan and monitored through Perform.
4.	<p>Is there an integrated departmental and corporate approach to the management of land assets</p> <ul style="list-style-type: none"> • In its infancy, bringing together all departments. Conflict drivers from certain departments. Provide housing or sell. The group is a place where these conflicts can be discussed and an approach agreed. Not yet robustly tested.
5.	<p>What other information systems do we have to help informed decision making and planning</p> <ul style="list-style-type: none"> • If adopted the Corporate Asset Management plan has an action plan with a task to a condition survey, some assets need work other do not, investment varies. Have relationships with departments on individual sites but not at a strategic level.
6.	<p>What progress has been made on the production of an Up to date Asset Management database</p> <ul style="list-style-type: none"> • This is a task within the action plan. A key piece of information e.g. is investment worth making. Allows for assessment of future use of sites for capital programme. Members need to know.
7.	<p>How do we determine whether land we own is for disposal, development or retention</p> <ul style="list-style-type: none"> • If disposal the recommendation, advice do assessment first but as planning authority can have informal discussion first. Can decide whether a small investment may increase value significantly. Case by case basis. Need steer from Council in general on direction of travel. Growth strategy looks to Economic Development colleagues to support this. Is member aspiration to not sell land or have a big capital receipt?
8.	<p>How are our decisions on use of land linked to our corporate plan</p>

	<ul style="list-style-type: none"> • Our decision to bring forward development. Significant impact on services, growth strategy
9.	<p>Do we involve local members or Parish Councils in identifying land that could be used by the Council say for housing</p> <ul style="list-style-type: none"> • Yes site by site. If land backs on to land owned by Parish Council, mutual benefit to join together. Natural conversation, need to work with all partners.
10.	<p>What are the main barriers in the Authority to the identifying available land and/or disposal of land</p> <ul style="list-style-type: none"> • Conflicting drivers of departments, not a barrier but need to work through, Asset management group place to work it through. Also adding value to lane. If ours consulting fees, need a pot of money to do this. Could add value. Council housing funds needed to do that.
11.	<p>How well is the Disposals and Acquisitions policy working</p> <ul style="list-style-type: none"> • Use for members when report done, asking question does it align with policy. It's a safeguard for demonstrating why we took the decision.
12.	<p>If we dispose, develop or retain land how is this linked to the Disposal and Acquisition Policy</p> <ul style="list-style-type: none"> • Not aware used yet. Provides external view of whether we are doing a good deal.
13.	<p>What costs are involved in keeping land we own, do any generate income</p> <ul style="list-style-type: none"> • Costs even for small piece of land: management costs, fly tipping, security. Need to be realistic as a Council. Not so yet, need to be up front with members and ask for a budget. Also use for possible income like Business Centres, Mill Lane. Leasing land for short term so can use for development when ready.
14.	<p>What is the net cost of our garages after rental and other costs have been deducted</p> <ul style="list-style-type: none"> • This is Rykneld Homes
15.	<p>How do we avoid the mass sell-off of land assets to private developers and are there alternative ways to generate income</p> <ul style="list-style-type: none"> • We only sell what we get approval for, in Councils hands. Need clear direction.
16.	<p>How can new social housing be locked into a new local plan in light of the planning legislation changes</p> <ul style="list-style-type: none"> • Planning question.
17.	<p>How can we benefit from the example of other councils provision of affordable housing and the information systems they use for asset management</p> <ul style="list-style-type: none"> • Use Uniform for lease management, company would say we could use for all asset management. Balance between resource to use for that purpose and value you get out of that.

Scrutiny Review of Vacant Land – Write up – Niall Clarke

1.	<p>What long term objectives do we have for effective asset management within the Authority</p> <ul style="list-style-type: none"> • Council housing strategy remit: obtain capital receipts, maximise assets value, assets to support refurbishment of non traditional housing stock. • HRA land, existing stock can help. Looking at what Council own. Economic Development and estates part of it. Also sit on Asset Management Group
2.	<p>How do land assets support our wider corporate objectives and strategies including for Urban extension</p> <ul style="list-style-type: none"> • Growth, job development, training, local suppliers – ask for in development of land. Housing drivers have a lot of urban extension. All fits into wider strategy.
3.	<p>How do we measure progress and performance against the asset management plan</p> <ul style="list-style-type: none"> • Asset group met twice. Consider a list of sites, is it wider development, strategic housing, progressive way in which considers issues. Asset management plan not yet complete so performance not yet clear.
4.	<p>Is there an integrated departmental and corporate approach to the management of land assets</p> <ul style="list-style-type: none"> • Yes now. Not been good in past but better stable group now. Rykneld always attends put housing in the pot. Always competing aims. HRA land our issue
5.	<p>What other information systems do we have to help informed decision making and planning</p> <ul style="list-style-type: none"> • Rykneld Homes – asset management plan for housing stock so feeds into this; GIS – land ownership. Ordinance survey. Use regularly although time lag for updating. All sorts of information
6.	<p>What progress has been made on the production of an Up to date Asset Management database</p> <ul style="list-style-type: none"> • See above
7.	<p>How do we determine whether land we own is for disposal, development or retention</p> <ul style="list-style-type: none"> • Recently adopted. Group looks at land, helps to determine priorities. Have enquiries legal or estates. Enquires our view we tend to keep hold of it. Do involved local members.
8.	<p>How are our decisions on use of land linked to our corporate plan</p> <ul style="list-style-type: none"> • Growth, supporting local economy, improving environment. All considered so does link to corporate plan
9.	<p>Do we involve local members or Parish Councils in identifying land that could be used by the Council say for housing</p> <ul style="list-style-type: none"> • Local members aware. Parish council may not be. We have good relationship. Involving parishes a positive experience. Can be difficult meeting but useful and can help
10.	<p>What are the main barriers in the Authority to the identifying available land and/or disposal of land</p>

	<ul style="list-style-type: none"> • None. If right thing agreed procedure. Don't know how identify land – estates? From housing point of view talk to legal and estates. Don't know whether formal process, no proactive approach
11.	<p>How well is the Disposals and Acquisitions policy working</p> <ul style="list-style-type: none"> • Fine, sets out requirements to do
12.	<p>If we dispose, develop or retain land how is this linked to the Disposal and Acquisition Policy</p> <ul style="list-style-type: none"> • Group links to policy. Requirements, links and process clearly set
13.	<p>What costs are involved in keeping land we own, do any generate income</p> <ul style="list-style-type: none"> • Grounds maintenance, rubbish removed boundary treatment. Don't know much about how estates do this bit. Think opportunities should be pursued. Why would you not try to use for income. Cost for holding onto
14.	<p>What is the net cost of our garages after rental and other costs have been deducted</p> <ul style="list-style-type: none"> • Income versus cost. Rental levels low £6 a week. Repairs spiralling as 60 years old, flat roofs, asbestos, repair costs high. 50% occupancy. Took some to asset group.
15.	<p>How do we avoid the mass sell-off of land assets to private developers and are there alternative ways to generate income</p> <ul style="list-style-type: none"> • Strategy and group to help prevent. Sometimes right but generally avoid
16.	<p>How can new social housing be locked into a new local plan in light of the planning legislation changes</p> <ul style="list-style-type: none"> • Local plan -not part of this process. Council supportive of social housing. Would be surprised if local plan does not reflect this
17.	<p>How can we benefit from the example of other councils provision of affordable housing and the information systems they use for asset management</p> <ul style="list-style-type: none"> • Other councils can learn from us. Building council housing, being proactive. Always learn, talk to colleagues around country. Learnt from previous projects, things we should again and not. Good schemes on table. • No one system each area of council need to co-ordinate and work together. Priority capital receipt, non traditional stock need to be considered.

Scrutiny Review of Vacant Land – Write up – Bryan Mason

1.	<p>What long term objectives do we have for effective asset management within the Authority</p> <ul style="list-style-type: none"> Acquisitions policy in place. Asset Management Strategy will be done soon. Have corporate plan. Each treated on its own merits. Use to long term interests of Council
2.	<p>How do land assets support our wider corporate objectives and strategies including for Urban extension</p> <ul style="list-style-type: none"> Before sell off there is a member process. Involve local members, Cabinet. Occasionally sell premises. We have three leisure centres, some car parks and community buildings. Let out agricultural land. Office blocks at Coney Green, industrial premises (economic development) profit £110,000 a year. Have Mill Lane – support services
3.	<p>How do we measure progress and performance against the asset management plan</p> <ul style="list-style-type: none"> Agreeing current version. Corporate plan and service plan set objectives. Audit and Cabinet measure progress. Land sales can create controversy so fair amount of scrutiny. Need to be flexible to capture offers. Ridgway Craft centre and Holmewood depot. Will look whether they can be used for Council houses. We also get 75% when Councils are sold under new legislation. Can try and put back into building new council houses. Also got low cost housing. Mentioned Aldi at Clay Cross, Grassmoor. Asset rationalisation Westhorpe, Mill Lane, Council House now sold
4.	<p>Is there an integrated departmental and corporate approach to the management of land assets</p> <ul style="list-style-type: none"> Yes have Asset Management Group. Comprises asset management team, economic development, Rykneld Homes. Open to scrutiny
5.	<p>What other information systems do we have to help informed decision making and planning</p> <ul style="list-style-type: none"> List of our assets supported by GIS. Have an asset management plan. Currently with members. Condensed version 5/6 pages so can look though it and will be recognisable to local members.
6.	<p>What progress has been made on the production of an Up to date Asset Management database</p> <ul style="list-style-type: none"> As above
7.	<p>How do we determine whether land we own is for disposal, development or retention</p> <ul style="list-style-type: none"> Progress as mentioned above. Review assets regularly. Open for business – offers
8.	<p>How are our decisions on use of land linked to our corporate plan</p> <ul style="list-style-type: none"> Ambitions in corporate plan. Feature in any report plan on objectives

9.	<p>Do we involve local members or Parish Councils in identifying land that could be used by the Council say for housing</p> <ul style="list-style-type: none"> • Parish Councils sometimes approach us, look at on merits. Try to include all stakeholders. Happy to talk to local members
10.	<p>What are the main barriers in the Authority to the identifying available land and/or disposal of land</p> <ul style="list-style-type: none"> • As district, short list, relatively understandable. Think more agile than say County
11.	<p>How well is the Disposals and Acquisitions policy working</p> <ul style="list-style-type: none"> • In one year working well. Helped establish Asset Management Group
12.	<p>If we dispose, develop or retain land how is this linked to the Disposal and Acquisition Policy</p> <ul style="list-style-type: none"> • Have policy need to adhere to procedures. Transparency agenda, subject to challenge so need to demonstrate followed procedures. Monitoring Officer also. •
13.	<p>What costs are involved in keeping land we own, do any generate income</p> <ul style="list-style-type: none"> • Minimised property costs
14.	<p>What is the net cost of our garages after rental and other costs have been deducted</p> <ul style="list-style-type: none"> • Some for the garages, rest in maintenance in HRA. Hard standings useful as many garages old.
15.	<p>How do we avoid the mass sell-off of land assets to private developers and are there alternative ways to generate income</p> <ul style="list-style-type: none"> • Not a lot of land assets for sale, so not an issue here. Member process. Ensure market value as legal requirement unless very good reason. If sell asset usually want end use say housing. Need to generate £1/4 million each year to pay for disabled grant fund plus essential refurbishment Capital account.
16.	<p>How can new social housing be locked into a new local plan in light of the planning legislation changes</p> <ul style="list-style-type: none"> • Take this into account in our planning. Social housing needs to be viable. More difficult. Social housing affordability.
17.	<p>How can we benefit from the example of other councils provision of affordable housing and the information systems they use for asset management</p> <ul style="list-style-type: none"> • Fairly open, in strategic alliance. Attend professional courses, CPD, network, finance officers group, read journals. Members feed in. Talking to CBC and Amber Valley. Ideas fed in

Further comments

At Homewood sold ransom strip (footpath) good price.

On garage sites build or sell if reasonable price which funds houses elsewhere.

Are our asset underutilised? 80 to 90% of industrial sites let. Leisure centres largely used – have leisure options report being considered.

Car parks fairly well used. Members decided not to charge.

Agricultural and grazing land, near cultural settlements may be worth something in the future.

Scrutiny Review of Vacant Land – Write up – June Haslam

1.	<p>What long term objectives do we have for effective asset management within the Authority</p> <ul style="list-style-type: none"> • Effective value for money and use
2.	<p>How do land assets support our wider corporate objectives and strategies including for Urban extension</p> <ul style="list-style-type: none"> • Affordable housing, corporate objective to provide. Use of own land assets help
3.	<p>How do we measure progress and performance against the asset management plan</p> <ul style="list-style-type: none"> • Not applicable
4.	<p>Is there an integrated departmental and corporate approach to the management of land assets</p> <ul style="list-style-type: none"> • Asset Management Group. Housing strategy has now place on the group. A Westray Chapman does. Feel we should have an input
5.	<p>What other information systems do we have to help informed decision making and planning</p> <ul style="list-style-type: none"> • Carry out site audit. Two years ago trying to log council land. Information estates, Rykneld Homes. Lots of personnel changes and structures. Not sure who is taking this forward
6.	<p>What progress has been made on the production of an Up to date Asset Management database</p> <ul style="list-style-type: none"> • Not aware
7.	<p>How do we determine whether land we own is for disposal, development or retention</p> <ul style="list-style-type: none"> • Asset Management Group role. Not sure whether systematically going through, more as and when
8.	<p>How are our decisions on use of land linked to our corporate plan</p> <ul style="list-style-type: none"> • Should be linked, mine housing
9.	<p>Do we involve local members or Parish Councils in identifying land that could be used by the Council say for housing</p> <ul style="list-style-type: none"> • Yes. Regeneration Rykneld homes work recently. At north wingfield met with parish/local members looking at various options, very worthwhile, positive outcomes. Local members should be involved as know the area
10.	<p>What are the main barriers in the Authority to the identifying available land and/or disposal of land</p> <ul style="list-style-type: none"> • No barriers. Should be aware of land we own and how we are going to treat it

11.	<p>How well is the Disposals and Acquisitions policy working</p> <ul style="list-style-type: none"> • Don't know policy
12.	<p>If we dispose, develop or retain land how is this linked to the Disposal and Acquisition Policy</p> <ul style="list-style-type: none"> • As above
13.	<p>What costs are involved in keeping land we own, do any generate income</p> <ul style="list-style-type: none"> • Maintenance, reasonable order, let for grazing. From site audit not lots of land. Issues with flooding
14.	<p>What is the net cost of our garages after rental and other costs have been deducted</p> <ul style="list-style-type: none"> • Not applicable
15.	<p>How do we avoid the mass sell-off of land assets to private developers and are there alternative ways to generate income</p> <ul style="list-style-type: none"> • Councillor's decision, asset management group come up with options. Don't have to sell
16.	<p>How can new social housing be locked into a new local plan in light of the planning legislation changes</p> <ul style="list-style-type: none"> • Starter homes, not affordable. Currently we can ask for affordable housing. May not have this option in new legislation. Don't know what can be done through planning
17.	<p>How can we benefit from the example of other councils provision of affordable housing and the information systems they use for asset management</p> <ul style="list-style-type: none"> • Have lot of knowledge in the council. Not sure what other councils use. Directorates have changed staff loss. Could be more co-operation with asset management so aware what happening

Scrutiny Review of Vacant Land – Write up – Helen Fairfax

1.	<p>What long term objectives do we have for effective asset management within the Authority</p> <ul style="list-style-type: none"> • Not aware of them
2.	<p>How do land assets support our wider corporate objectives and strategies including for Urban extension</p> <ul style="list-style-type: none"> • Growth strategy where have control of land need to use, sell land in order to contribute to growth
3.	<p>How do we measure progress and performance against the asset management plan</p> <ul style="list-style-type: none"> • Not involved
4.	<p>Is there an integrated departmental and corporate approach to the management of land assets</p> <ul style="list-style-type: none"> • Aware of asset management group not on it. For some areas this is a missed opportunity. Contact occasional rather than ongoing. Need to be more aware of our role and the Local Plan
5.	<p>What other information systems do we have to help informed decision making and planning</p> <ul style="list-style-type: none"> • Not aware
6.	<p>What progress has been made on the production of an Up to date Asset Management database</p> <ul style="list-style-type: none"> • Not aware or involved
7.	<p>How do we determine whether land we own is for disposal, development or retention</p> <ul style="list-style-type: none"> • We provide information, estates comet to us for information. Potential site for housing, affects value
8.	<p>How are our decisions on use of land linked to our corporate plan</p> <ul style="list-style-type: none"> • Not involved
9.	<p>Do we involve local members or Parish Councils in identifying land that could be used by the Council say for housing</p> <ul style="list-style-type: none"> • Indirectly yes. Parish councils contact us. If for use in local plan involved. Land ownership not an issue
10.	<p>What are the main barriers in the Authority to the identifying available land and/or disposal of land</p> <ul style="list-style-type: none"> • Local Plan
11.	<p>How well is the Disposals and Acquisitions policy working</p> <ul style="list-style-type: none"> • Not involved
12.	<p>If we dispose, develop or retain land how is this linked to the Disposal and Acquisition Policy</p> <ul style="list-style-type: none"> • Not involved
13.	<p>What costs are involved in keeping land we own, do any generate income</p>

	<ul style="list-style-type: none"> • Not applicable
14.	<p>What is the net cost of our garages after rental and other costs have been deducted</p> <ul style="list-style-type: none"> • Not applicable
15.	<p>How do we avoid the mass sell-off of land assets to private developers and are there alternative ways to generate income</p> <ul style="list-style-type: none"> • Council decides how to dispose of its assets. Involved to inform a valuation of appropriate land use
16.	<p>How can new social housing be locked into a new local plan in light of the planning legislation changes</p> <ul style="list-style-type: none"> • RTB extended to registered social landlords. Housing Bill has changes. Note clear how will progress • Local plan – we could have a developed plan as a council by draft 2017, adopt 2018
17.	<p>How can we benefit from the example of other councils provision of affordable housing and the information systems they use for asset management</p> <ul style="list-style-type: none"> • Planning – no good examples – legislation changing

Other comments:

Where we could work better –

- Clearer relationship. Land assets and potential use for local plan. When going through process has been sluggish,
- Tupton Ankerbold road access dispute neighbouring land owner. Response no feedback given.
- Mill Lane not on Councils register of land – it is an asset but group had not identified it on register – why. If planning representative there on group it might have been identified sooner potentially
- Planning had to drag estates into the process rather than them being as proactive
- Garage site. Working group set up, planning involve in that. Were local members involved?

Scrutiny Review of Vacant Land – Write up – John Knight

1.	<p>What long term objectives do we have for effective asset management within the Authority</p> <ul style="list-style-type: none"> Historically not that good, been adhoc. Doing an asset management strategy now. Sales been driven by need for capital receipts. Maximum receipts in short time, not strategic.
2.	<p>How do land assets support our wider corporate objectives and strategies including for Urban extension</p> <ul style="list-style-type: none"> Objectives not compatible – growth, affordable housing, employment land, capital receipts. Maintaining level of receipts, industrial /commercial supports growth and provides accommodation for start ups
3.	<p>How do we measure progress and performance against the asset management plan</p> <ul style="list-style-type: none"> Plan in progress at moment, will make clear what objectives are. No formal strategy for driving housing forward but, will make clear what objectives are. No formal strategy for driving housing forward but doing a lot to identify land
4.	<p>Is there an integrated departmental and corporate approach to the management of land assets</p> <ul style="list-style-type: none"> Yes to extent told what priorities are. Identified sites with planning and housing strategy, not taken forward by housing strategy
5.	<p>What other information systems do we have to help informed decision making and planning</p> <ul style="list-style-type: none"> Will have comprehensive overview of council's assets. Currently there but not in best format. Have asset register, minor sites not on. Need to have details of policy attached to site and some need further investigation
6.	<p>What progress has been made on the production of an Up to date Asset Management database</p> <ul style="list-style-type: none"> Doing at moment. Needs more detail and categorisation of assets – e.g. each asset meets what objectives, maybe legal, access or ,contamination issues
7.	<p>How do we determine whether land we own is for disposal, development or retention</p> <ul style="list-style-type: none"> Depends where initiative comes from. Cabinet, capital receipt, minimise loss of income
8.	<p>How are our decisions on use of land linked to our corporate plan</p> <ul style="list-style-type: none"> Have regard to plan, report to Cabinet. See what members want to do with it
9.	<p>Do we involve local members or Parish Councils in identifying land that could be used by the Council say for housing</p> <ul style="list-style-type: none"> Would consult any stakeholders, planning, estates housing strategy. Clear policy on who notified, Parish councils or members, depends on value. Think it is clear. Parish councils considered a resource yes.
10.	<p>What are the main barriers in the Authority to the identifying available land and/or disposal of land</p> <ul style="list-style-type: none"> Identification, done most. Disposal affected by conflicting interests from estates perspective
11.	<p>How well is the Disposals and Acquisitions policy working</p>

	<ul style="list-style-type: none"> Fairly, well laid out. Cabinet or delegated decision.
12.	<p>If we dispose, develop or retain land how is this linked to the Disposal and Acquisition Policy</p> <ul style="list-style-type: none"> Being drafted, follow existing procedures
13.	<p>What costs are involved in keeping land we own, do any generate income</p> <ul style="list-style-type: none"> Land maintenance, mowing, keeping tidy. Property higher costs but generate income
14.	<p>What is the net cost of our garages after rental and other costs have been deducted</p> <ul style="list-style-type: none"> Not applicable – Rykneld Homes
15.	<p>How do we avoid the mass sell-off of land assets to private developers and are there alternative ways to generate income</p> <ul style="list-style-type: none"> Dependent what objectives are. If don't want to sell but want housing, develop ourselves or go into joint ventures
16.	<p>How can new social housing be locked into a new local plan in light of the planning legislation changes</p> <ul style="list-style-type: none"> Not applicable. Planners can incorporate things in local plan for affordable housing
17.	<p>How can we benefit from the example of other councils provision of affordable housing and the information systems they use for asset management</p> <ul style="list-style-type: none"> Through local plan, joint ventures, control of housing. Information systems, installing Uniform at the moment

Scrutiny Review of Vacant Land – Write up – Julian Cosgrove

1.	<p>What long term objectives do we have for effective asset management within the Authority</p> <ul style="list-style-type: none"> • Not part of asset management team but was a consultee on the Asset Management Strategy • Important that overall objectives need to be reflected in growth agenda
2.	<p>How do land assets support our wider corporate objectives and strategies including for Urban extension</p> <ul style="list-style-type: none"> • Met with John Knight to discuss what assets we hold from an economic development stance. Advised no assets to use in this way. Bits of land for housing but this are not my area.
3.	<p>How do we measure progress and performance against the asset management plan</p> <ul style="list-style-type: none"> • Seen draft of the plan but don't know whether adopted. Economic Development team researching into what future economy will look like and where we need to be to meet this. E.g. advanced manufacturing – what commercial premises do we have and what will they need.
4.	<p>Is there an integrated departmental and corporate approach to the management of land assets</p> <ul style="list-style-type: none"> • Yes. Helpful if asset management strategy had links to the Corporate Objectives.
5.	<p>What other information systems do we have to help informed decision making and planning</p> <ul style="list-style-type: none"> • Various systems help inform decision making. GIS has assets on it. Also have maps showing what we have.
6.	<p>What progress has been made on the production of an Up to date Asset Management database</p> <ul style="list-style-type: none"> • Don't know. Have asked to see list but not very available.
7.	<p>How do we determine whether land we own is for disposal, development or retention</p> <ul style="list-style-type: none"> • Draft asset management strategy which will determine your thinking. Links important at high level. Consider decision rather than just sell as could support your growth agenda.
8.	<p>How are our decisions on use of land linked to our corporate plan</p> <ul style="list-style-type: none"> • Have healthy growth high on the agenda.
9.	<p>Do we involve local members or Parish Councils in identifying land that could be used by the Council say for housing</p> <ul style="list-style-type: none"> • Yes had discussions. Provided updates to parish councils. Cannot beat local knowledge. Can save months of time developing sites. Working with know more about infrastructure

	problems.
10.	<p>What are the main barriers in the Authority to the identifying available land and/or disposal of land</p> <ul style="list-style-type: none"> • Covered already, no barriers just about unlocking land.
11.	<p>How well is the Disposals and Acquisitions policy working</p> <ul style="list-style-type: none"> • Working very well
12.	<p>If we dispose, develop or retain land how is this linked to the Disposal and Acquisition Policy</p> <ul style="list-style-type: none"> • Set out reasons. Understand this is working well.
13.	<p>What costs are involved in keeping land we own, do any generate income</p> <ul style="list-style-type: none"> • Don't know but aware we get income.
14.	<p>What is the net cost of our garages after rental and other costs have been deducted</p> <ul style="list-style-type: none"> • Don't know
15.	<p>How do we avoid the mass sell-off of land assets to private developers and are there alternative ways to generate income</p> <ul style="list-style-type: none"> • Avoid by being linked to an asset management plan.
16.	<p>How can new social housing be locked into a new local plan in light of the planning legislation changes</p> <ul style="list-style-type: none"> • Not applicable
17.	<p>How can we benefit from the example of other councils provision of affordable housing and the information systems they use for asset management</p> <ul style="list-style-type: none"> • Not applicable