

North East Derbyshire District Council

Cabinet

15th May 2025

STRATEGIC ASSET MANAGEMENT PLAN

Report of the Portfolio Holder for Growth and Assets

Classification: This report is public

Report By: Assistant Director – Property, Estates & Assets

Contact Officer: Damien Johnson

PURPOSE / SUMMARY

The Strategic Asset Management Plan (SAMP) is a key strategy document that sets out how the Council should best use their land & property assets to support the delivery of the Council Plan priorities and other key objectives for the Authority.

The purpose of this report is to seek approval of Cabinet to formally adopt the attached draft SAMP that can be seen attached in Appendix 1.

RECOMMENDATIONS

1. That Cabinet approve the adoption of the SAMP that is attached in Appendix 1 of this report.

Approved by the Portfolio Holder for Growth & Assets - Cllr Jayne Barry

IMPLICATIONS

Finance and Risk: Yes ☒ No ☐

Details: The SAMP will ensure that there is sound financial management in place around Council decisions on land and property assets. The Council Plan states that the Council must be fiscally responsible and this will be achieved through capital receipts generated from the disposal of surplus assets, increased revenue income opportunities and continually looking to improve Council services to deliver excellence and Value for Money.

On Behalf of the Section 151 Officer

Legal (including Data Protection): Yes ☒ No ☐

Details: The SAMP will ensure that the Council has good governance in place around decisions on land and property assets. This will be achieved through the Asset Management Board (AMB), Delegated Officer Decisions, Cabinet reports, full Council (when appropriate) together with full consultation with Portfolio Holders and local ward members.

On Behalf of the Solicitor to the Council

Staffing: **Yes** ☐ **No** ☒

Details: There are no staffing implications to consider as a result of this report.

On behalf of the Head of Paid Service

DECISION INFORMATION

Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: NEDDC: Revenue - £125,000 <input type="checkbox"/> Capital - £310,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	N/a
District Wards Significantly Affected	None significantly

Equality Impact Assessment (EIA) details:	
Stage 1 screening undertaken <ul style="list-style-type: none"> Completed EIA stage 1 to be appended if not required to do a stage 2 	Yes, appended.
Stage 2 full assessment undertaken <ul style="list-style-type: none"> Completed EIA stage 2 needs to be appended to the report 	No, not applicable
Consultation: Leader / Deputy Leader <input checked="" type="checkbox"/> Cabinet <input type="checkbox"/> SMT <input checked="" type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/>	Yes. Details: AMB – 30/01/25 SMT – 10/03/25 Leadership – 17/03/25

Links to Council Plan priorities; <ul style="list-style-type: none"> A great place that cares for the environment A great place to live well A great place to work A great place to access good public services
The Strategic Asset Management Plan is a document that encompasses all the above Council Plan priorities.

REPORT DETAILS

1. **Background** *(reasons for bringing the report)*

- 1.1 NEDDC's land and property assets play a very important part of everything the Council does and the strategic asset management of these assets is vital to the success of the Council.
- 1.2 It is important to have a strategy document in place that clearly sets out how the Council will make the best use of their assets to support the delivery of the Council Plan priorities.
- 1.3 The attached draft SAMP at Appendix 1 of this report will cover the period 2023/24 to 2027/28, but performance against the plan will be reviewed on an annual basis.
- 1.4 The SAMP covers the entire asset base from operational assets, investment assets, strategic assets and also surplus assets. It also sets out the role of Rykneld Homes Ltd, the Council's housing delivery partner, who manage the Council's housing stock.

2. Details of Proposal or Information

- 2.1 The SAMP outlines a 5-year plan for optimising how to use the Council's assets, ensuring they are sustainable in the long term, and minimising any risks associated with them. It is a 4-stage process, all 4 stages being equally important in the overall delivery of the plan. They are the principles adopted, what objectives the Council is trying to achieve, how the Council delivers them (the Action Plan) and finally how well has the Council done.
- 2.2 The principles adopted are that the Council will be asset informed, service enabling, place based, make best use of resources, deliver to sector standards, be digitally enabled, sustainability focused and adopt a life cycle approach.
- 2.3 The Council's objectives will be to ensure that a comprehensive information system is held for all assets, that it delivers a fit for purpose estate, ensures statutory compliance, supports regeneration, increases income growth, improves leisure & cultural activities, maximises partnering opportunities, increases bio-diversity & reduces carbon emissions, and has sound governance around all decisions.
- 2.4 The Delivery and Action plan is key to the overall effectiveness of the SAMP, the Council will have a clear well mapped out plan, together with achievable timescales, of how priorities are delivered and themes and actions address the objectives.
- 2.5 The Council will regularly monitor and evaluate performance of the asset management function. A number of measures will be introduced to determine this and continual measurement will also help to identify any areas for improvement.

3 Reasons for Recommendation

- 3.1 The purpose of the SAMP is to put in place a clear framework that will allow for the effective and efficient management of the Council's diverse asset base, whilst demonstrating excellent service delivery and value for money (VfM).
- 3.2 The SAMP will provide the appropriate processes and governance arrangements to ensure that the above happens. It will support the Council in delivering its corporate priorities for the District, its communities, businesses and residents. Having a sound well thought through plan is vital in ensuring the Council's assets are managed in a structured way, whilst also providing flexibility within the context of the public sector and the ever changing local authority environment.
- 3.3 The Council's land and property assets are a key corporate resource and they should, where appropriate, support the delivery of the Council Plan. The buildings and public spaces should be positive places where people feel comfortable, welcome and have a good customer experience. Through land assets the Council also needs to regenerate and develop communities to

deliver sustainable outcomes for housing, employment, recreation and the environment.

4 Alternative Options and Reasons for Rejection

- 4.1 Not to have a Strategic Asset Management Plan (SAMP) in place – this is not the recommended option.
- 4.2 Without a structured SAMP in place there is a risk that the Council Plan priorities will not be delivered effective and efficiently where the Council's assets play a key role.

DOCUMENT INFORMATION

Appendix No	Title
1	Strategic Asset Management Plan 2024 (SAMP)
2	EIA Stage 1 Screening
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet you must provide copies of the background papers)	
None	