



## Housing and Growth Committee

13 September 2021

**Title**

**Corporate Asset Management Plan (CAMP)**

**Report of**

Chairman of the Housing & Growth Committee.

**Wards**

All

**Status**

Public report

**Urgent**

No

**Key**

No

**Enclosures**

Appendix 1 - Corporate Asset Management Plan.

**Officer Contact Details**

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### Summary

In accordance with guidance from the Chartered Institute of Public Finance and Accountancy (CIPFA), a UK based international accountancy and standard setting body, who specialise in public financial management, a strategic approach to property asset management is recommended.

CIPFA Property in their guidance titled “Strategic Property Asset Management Framework”, August 2018, say: “a good asset management framework does not necessarily make an organisation good at asset management, asset management is about the delivery of strategic goals and objectives through the use of assets”.

The CIPFA guidance goes onto say, “for most organisation this involves the adoption of a written asset management framework”.

In Barnet’s context the authority has started the process of developing its strategic framework through the January 2021 adopted Infrastructure Development Plan (IDP). Supporting the

IDP and the strategic initiatives from council directorates, is the attached Corporate Asset Management (CAMP).

### **Officers Recommendations**

**1. Committee is asked to note the CAMP attached and approval to next steps in the report.**

#### **1. WHY THIS REPORT IS NEEDED**

- 1.1 The September 2014, Strategic Asset Management Plan was the last document to set a property and assets strategic framework, so the attached CAMP resets the baseline, and the plan is to review the document every two years.
- 1.2 The Plans focus is the Councils General Fund Portfolio. The CAMP is based around committee themes and provides an overview of recent changes to the estate, plus proposed changes to the council's operational and commercial estate, over the next two years, the paper identifies projects in delivery. Although occasionally referenced, exceptions from this paper are regeneration schemes, Housing Revenue Account funded new affordable homes, town centre plans and the development portfolio, all of which are reported to Housing & Growth Committee separately.
- 1.3 Strategic plans within each of the directorates define why there may need to be changes made to the estate and the potential projects that define how those changes may look is captured in the Council's Infrastructure Development Plan (IDP), this CAMP is a supporting document that provides a summary of proposed projects, planned for the next two years.

#### **2. REASONS FOR RECOMMENDATIONS**

- 2.1 To assist the London Borough of Barnet with defining its plans for the estate, LBB Estates asked CSG to produce a baseline portfolio paper i.e., this Corporate Asset Management Plan. The paper looks at key corporate themes and provides an overview of key property programmes along with an analysis of property impacts, identifying those assets that will be impacted by individual programmes. The paper also provides an overview of the overall council property portfolio, breaking it into interests and types, providing a summary for Members and a baseline from which to initiate projects, for Council Officers.

#### **3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**

- 3.1 Not applicable.

#### **4. POST DECISION IMPLEMENTATION**

- 4.1 To continue to provide all LBB directorates with the assets they need, improve sustainability and to minimise LBB's property related financial liability, the following is planned:
  - A full review of the asset database to ensure that it is fully up to date and that asset use is correctly documented.

- Implementation of a Corporate Landlord model, whereby building running costs are, as far as is practicable, centralised, to achieve greater efficiencies and improved customer service.
- Further improvements to customer services.

Contribute to the developing Sustainability Strategy and implementation of related initiatives and projects.

- Engagement with the Capital Delivery team to facilitate resource planning to support the timely delivery of the capital programme and effective handover of assets to business as usual, ensuring new asset are well managed and maintained.
- Review of this CAMP in 2023

## **5. IMPLICATIONS OF DECISION**

### **5.1 Corporate Priorities and Performance**

5.1.1 Execution of programmes and next steps outlined in the CAMP aim to help deliver and support existing programmes.

### **5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**

5.2.1 The resource for routine asset management and the capital programmes, will be reviewed and adjusted, as required.

5.2.2 Each programme will be funded and resourced independently, subject to separate reports as required, this paper makes no new recommendations in that respect.

5.2.3 Finance have confirmed clearance, they confirm there are not any current resource implications highlighted in the report.

### **5.3 Legal and Constitutional References**

5.3.1 The Constitution- Article 7.5 - Committees Forums Working Groups and Partnerships- states that the Housing and Growth's Committee's responsibility includes:

- Housing matters including housing strategy, homelessness and social housing and housing grants commissioning of environmental health functions for private sector housing.
- Regeneration strategy and overseeing major regeneration schemes asset management employment strategy business support and engagement.

5.3.2 Section 1(1) of the Localism Act 2011 confers a general power of competence on local authorities which permits them to do anything that private individuals may do but this is subject to the general principles of public law.

5.3.3. Section 95 of the Local Government Act 2003 allows a local authority to do for a commercial purpose anything that they are authorised to do for carrying on any of their ordinary functions.

#### **5.4 Insight**

5.4.1 The Insight team will be commissioned to support projects and initiatives on a case-by-case basis.

#### **5.5 Social Value**

5.5.1 As required, reviewed as part of each individual programme and project.

#### **5.6 Risk Management**

5.6.1 As required, considered as part of individual programmes and projects.

#### **5.7 Equalities and Diversity**

5.6.1 The 2010 Equality Act outlines the provisions of the Public-Sector Equalities Duty which requires Public Bodies to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010.
- Advance equality of opportunity between people from different groups and foster good relations between people from different groups.

5.6.2 Any Equalities Impact Assessments will be undertaken as required and appropriate consideration given in respect of any individual matters projects and programmes having regard to the Council's duties as required the Equality Act 2010.

#### **5.8 Corporate Parenting**

5.7.1 As required, considered as part of individual programmes and projects.

#### **5.9 Consultation and Engagement**

5.9.1 In developing the CAMP an extensive programme of consultation was undertaken and the following Barnet officers have input on the programmes or sections against their name, as required officers will consult with the Chairmen of relevant committees on individual programmes:

Chris Smith, Assistant Director – Estates, Acquisitions and Development, Introduction, Vision, Objectives, Conclusion and Next Steps.

Karen Mercer, Brent Cross Regeneration Lead.

Susan Curran, Head of Housing and Regeneration, One Public Estate

Iliana Koutsou, Programme Manager – Special Projects, Colindale Office Travel Plan

Champion, Public Sector Decarbonisation

Matthew Waters, Assistant Director – Capital Delivery, Capital Delivery

Hannah Richens, Head of Libraries, Libraries

Suzi Carter, Asset Acquisition and Hendon Library  
Abid Arai, Head of Development Delivery – Estates, Development Delivery  
Syma Kadri, Estates Strategy and Requirements Team Lead, Greenspaces  
Cassie Bridger, Assistant Director: Greenspaces & Leisure, Leisure Centres, Greenspaces and the Covid 19 local response  
Melanie Chiknagi, Head of Property and Asset Management, Community Assets, Delivery the LBB section and Commercial

## **6. BACKGROUND PAPERS**

- 6.1 Draft infrastructure development plan, January 2021: [Appendix C - Infrastructure Delivery Plan.pdf \(modern.gov.co.uk\)](#).
- 6.2 Strategic asset management plan, September 2014: [Appendix 1 - Strategic Asset Management Plan.pdf \(modern.gov.co.uk\)](#)
- 6.3 Capital programme, June 2021: <https://barnet.modern.gov.co.uk/documents/s65210/Capital%20Projects%20Report.pdf>