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| GROWTH, RESOURCES AND COMMUNITIES SCRUTINY COMMITTEE | AGENDA ITEM No. 12 |
| 14 SEPTEMBER 2023 | PUBLIC REPORT |

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| Report of: | Cecilie Booth, Executive Director of Corporate Services and Section 151 Officer | |
| Cabinet Member(s) responsible: | Councillor Andy Coles, Cabinet Member for Legal, Finance and Corporate Services | |
| Contact Officer(s): | Simon Lewis, Service Director Commercial, Property & Asset Management Felicity Paddick, Head of Estates | 01733 452522 |

LOCALITY ASSET REVIEW - UPDATE

| RECOMMENDATIONS | |
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| FROM: Service Director Commercial, Property & Asset Management | Deadline date: N/A |
| <p>It is recommended that the Growth, Resources and Communities Scrutiny Committee:</p> <ol style="list-style-type: none"> 1. Notes the Locality Asset Review Executive Summary and Draft Recommendations contained in the exempt annex (Appendix 1) and makes any comments prior to submission to Cabinet in October. 2. Agrees that Estates and Finance dispose of those locality assets highlighted in the report as being suitable as surplus to requirements and for repurposing up to a maximum disposal price of £500,000, where any proposed sale of an asset in excess of £500,000 will be brought back to Cabinet for specific approval to dispose on a case by case basis. 3. Notes that Directors will revert back to Growth, Resources and Communities Scrutiny Committee in November with further details of the proposed Locality Asset Review recommendations and timings following further consultation. 4. Notes the Draft Community Asset Transfer Policy contained in Appendix 2 and make any comments prior to submission to Cabinet for approval in October. | |

1. ORIGIN OF REPORT

1.1 This report was requested to be brought to this Committee following a meeting of the Finance and Sustainability Working Group.

2. PURPOSE AND REASON FOR REPORT

2.1 This report sets out the principles and findings of the Localities review of Council property including community buildings, leisure facilities and libraries. It also includes a proposed draft Community Asset Transfer Policy which will support the implementation of the Locality Asset Review.

2.2 This report is for Growth, Resources and Communities Scrutiny Committee to consider under its Terms of Reference No. Part 3, Section 4 - Overview and Scrutiny Functions, paragraph No. 2.1 Functions determined by the Council:

10. Strategic Financial Planning

2.3 There is an exempt annex attached to this report that is NOT FOR PUBLICATION by reason of paragraph 3 of Schedule 12A of Part 1 of the Local Government Act 1972 because it contains financially sensitive information. The public interest test has been applied to the information contained within this exempt annex and it is considered that the need to retain the information as exempt outweighs the public interest in disclosing it.

3. TIMESCALES

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| Is this a Major Policy Item/Statutory Plan? | NO | If yes, date for Cabinet meeting | N/A |
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4. BACKGROUND AND KEY ISSUES

4.1 The Localities review of property assets encompasses all Peterborough City Council’s community assets together with some service buildings including libraries, leisure facilities, adjacent green spaces, children’s centres and contact centres.

The review captures the current management data held, compliance status and condition information for each building and reflects several criteria informing the asset strategy and action plan in the report.

A report is being prepared which sets out a strategy and action plan for the portfolio of buildings reviewed with the intention of reducing the number of Assets, producing a disposals plan for those deemed surplus and making proposals to ensure that the remaining Assets are fit for purpose. The key deliverables of the review are as follows:

- A smaller portfolio of Locality Assets.
- An investment plan to ensure retained assets are fit for purpose to be funded wholly or in part via the disposals plan.
- A review of the overall compliance liabilities for both the Council and the occupiers to ensure clarity over accountabilities for the repair, maintenance, and compliance requirements for the property.
- A disposals plan for assets deemed surplus to requirements.
- A report with a Localities strategy for the Council’s buildings being reviewed and establishing the minimum standard service provision within the estate.
- Identification of opportunities to work with partners in terms of use of assets and service provision.
- A financial appraisal of the options examined, the key risks, next steps and a series of recommendations.

The Localities Strategy forms part of the remit of the ‘Sustainable Future City Council’ portfolio board. A review of locality assets was referenced in a report to Cabinet in September 2022 in relation to the Disposals Plan, with further work to be carried out in preparation of the Asset Management Plan to be considered by Cabinet in a future meeting. The report references the Cultural Services review and Communities partnership and prevention hubs model.

Prior to undertaking the Locality Asset Review, Officers committed to reviewing and refreshing the Community Asset Transfer Policy. This was to ensure that it remained relevant and is drafted in such a way as to support the Locality Asset Review and repurposing of Assets deemed surplus. The Draft Policy attached at Appendix 2 is proposed to be included as an addition to the Cabinet Submission in October. The outcome will be that the Locality Asset Review Report can be aligned and supported by a refreshed Community Asset Transfer Policy.

The Localities review has been undertaken working with the Communities, Leisure, Libraries Planning and Finance Teams at the Council. The intention is to ensure that Council buildings are made best use of incorporating the partnership and prevention hubs principles. These are being reviewed as part of taking forward the action plan for the Localities Estate. Further conversations are also ongoing with Children’s services over the Family Hubs and other partners in providing a joined-up approach to providing Council services in Council buildings.

5. CORPORATE PRIORITIES

- 5.1 The Executive Summary and Draft Recommendations form one of the key deliverables arising from the Sustainable Future City Council Portfolio Board and will deliver assets that are fit for purpose and more financially sustainable enabling them to be properly maintained in the longer term as well as releasing assets that can either generate capital receipts or can be reallocated under the proposed Community Asset Transfer Policy.

6. CONSULTATION

- 6.1 The provisional outcomes and recommendations of the Locality Asset Review have been shared with CLT and Group Leaders. There has also been a Members Open Day where all members were invited to discuss the provisional outcomes and recommendations and to put forward their own proposals.
- 6.2 The intention is for the Locality Asset Review Report and recommendations to be issued for Cabinet Approval in October. Following this further engagement and consultation will take place with the public and operators and users of the Locality Assets. Before a final implementation plan is delivered it is proposed to revert back Growth Scrutiny committee for final comment.

7. ANTICIPATED OUTCOMES OR IMPACT

- 7.1 The anticipated outcome is to incorporate any feedback from the Committee prior to submission of the Report to Cabinet.

8. REASON FOR THE RECOMMENDATION

- 8.1 The reason for the recommendation is set out in the Executive Summary and draft Recommendations, these are to deliver:

- A smaller portfolio of Locality Assets.
- An investment plan to ensure retained assets are fit for purpose to be funded wholly or in part via the disposals plan.

9. ALTERNATIVE OPTIONS CONSIDERED

- 9.1 The key alternative option would be to not implement a review of locality assets and to retain the status quo. This is not a viable option as the Council cannot afford to bring its current estate into an acceptable standard and therefore a rationalisation of the assets is required to reduce the operational costs and maintenance backlog.

10. IMPLICATIONS

Financial Implications

- 10.1 The financial implications are set out in the exempt annex.

Legal Implications

- 10.2 The legal implications are set out in the exempt annex.

Equalities Implications

- 10.3 None

11. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

11.1 None

12. APPENDICES

12.1 Appendix 1 – Locality Asset Review Report - summary (Exempt)
Appendix 2 – Draft Community Asset Transfer Policy