

CABINET	AGENDA ITEM No. 9
13 NOVEMBER 2023	PUBLIC REPORT

Report of:	Cecilie Booth, Executive Director of Corporate Services	
Cabinet Member(s) responsible:	Councillor John Howard, Deputy Leader and Cabinet Member for Corporate Governance and Finance	
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LOCALITIES ASSETS REVIEW UPDATE

RECOMMENDATIONS	
FROM: <i>Cabinet Members</i>	Deadline date: 13 November 2023
<p>It is recommended that Cabinet:</p> <ol style="list-style-type: none"> 1. Notes the Localities Asset Review report contained in the exempt Appendix 1. 2. Agrees that Estates and Finance, following a period of engagement with the public, the operators of the sites as well as elected members, and dependant upon the outcome of that engagement, looks to dispose of those locality assets highlighted in the report as being potentially suitable as surplus to requirements and for repurposing up to a maximum disposal price of £500,000. This is subject to any final terms to be delegated to the Executive Director of Corporate Services and Director of Legal after consultation with the Cabinet Member for Finance and Property. 3. Notes that where any proposed sale of an asset is in excess of £500,000 it will be brought back to Cabinet for specific approval to dispose on a case by case basis. 4. Notes that, on a case by case basis, a proportion of the savings in revenue are ringfenced to be invested in the remaining assets to support the proposals in the report. 5. Notes that, on a case by case basis, a proportion of the Capital receipts may be ringfenced to fund the costs of sale, costs of relocation and repurposing of assets and investment into the retained portfolio. 6. Notes that Directors will report to Growth, Resources and Communities Scrutiny Committee in January with further details of the proposed Locality Asset Review recommendations and timings following further consultation. 7. Approves the Draft Community Asset Transfer Policy contained in Appendix 2. 	

1. ORIGIN OF REPORT

- 1.1 This is submitted to Cabinet following a report that was submitted to the Growth, Resources and Communities Scrutiny Committee

2. PURPOSE AND REASON FOR REPORT

- 2.1 The purpose of this report is to set out the principles and findings of the Localities Assets 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 Localities Assets Review.

2.2 This report is for Cabinet to consider under its Terms of Reference No. 3.2.8

To determine policies or strategies that will have a significant impact on two or more wards.

And 3.2.9

To promote the Council's corporate and key strategies and Peterborough's Community Strategy and approve strategies and cross-cutting programmes not included within the Council's major policy and budget framework.

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

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

4.1 The Localities Assets 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 has been prepared and attached in the exempt Appendix 1 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.

Whilst the strategy and action plan for the sites is included in the Report, at this point in time, no decisions have been made regarding which sites may or may not be repurposed. If Cabinet approves the Report, further consultation and engagement with the operators of the sites and public will be undertaken before any final decision is taken.

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 is attached at Appendix 2 to this report. The outcome will be that the Localities Assets Review Report can be aligned and supported by a refreshed Community Asset Transfer Policy.

The Localities Assets 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

The provisional outcomes and recommendations of the Localities Assets Review have been shared with CLT, Group Leaders and the Growth, Resources and Communities Scrutiny Committee. 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.

- 6.1 The intention is for the Localities Assets Review Report and recommendations to be issued for Cabinet Approval in October. Following this further engagement and consultation will take place with Councillors, the public and operators and users of the Localities Assets. Before a final implementation plan is delivered it is proposed to revert back Growth Scrutiny committee for final comment. In addition, as recommended by the Growth, Environment and Communities Scrutiny Committee, officers will ensure that Councillors are provided with regular updates on matters that relate to their Wards.

7. ANTICIPATED OUTCOMES OR IMPACT

- 7.1 The anticipated outcome is for Cabinet to approve the recommendations and to take forward the stages set out in the Localities Assets Review report.

8. REASON FOR THE RECOMMENDATION

- 8.1 The reason for the recommendations as set out in the Report, are to deliver:
- A smaller portfolio of Localities 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 localities 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 There are none.

11. BACKGROUND DOCUMENTS

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

- 11.1 There are none.

12. APPENDICES

- 12.1 Appendix 1 (Exempt) – Localities Assets Review report
Appendix 2 - Draft Community Asset Transfer Policy