

# Scrutiny Report



## Overview and Scrutiny Management Committee

### Part 1

Date: February 2024

### Subject Strategic Asset Management Plan 2023-28

Author Scrutiny Advisor

The following people have been invited to attend for this item:

Invitee:	Area / Role / Subject
Rhys Cornwall	Strategic Director – Transformation and Corporate
Tracy McKim	Head of People, Policy and Transformation
Daniel Cooke	Property Services Manager
Sarah Davies	Newport Norse
Cllr Laura Lacey	Cabinet Member for Infrastructure

## Section A – Committee Guidance and Recommendations

### 1 Recommendations to the Committee

The Committee is asked:

1. To consider the draft Strategic Asset Management Plan 2023-28 and assess how effective it will be in:
  - a. Providing a framework and
  - b. Reflecting current needs and Corporate Plan priorities
2. To determine whether it wishes to make any comments or recommendations to Cabinet.

### 2 Context

#### Background

- 2.1 Following local elections, Newport City Council's Corporate Plan 2022-27 was agreed by Council in 2022. As a result of this, new Plans, such as the People Plan 2023-28 and the Digital Strategy 2023-27, were created and agreed.
- 2.2 The Strategic Asset Management Plan (SAMP) 2023-28 is the latest of these Plans to be received by Committee for feedback prior to its presentation to Cabinet.

## Summary

- 2.3 The SAMP establishes that the main areas covered are:
- What the corporate approach is to its property assets and land
  - What behaviours and culture are expected
  - What principles are going to be followed
  - Supporting policies and work
- 2.4 It also establishes the purpose of the Plan as being designed to ensure the principles of asset management are accepted and reflected in the business decisions of all parts of the organisation.
- 2.5 The Plan provides definitions for terms and other policies that support the SAMP including the Corporate Landlord Model and the Community Asset Transfer etc as well as setting out the Corporate decision making processes.
- 2.6 The Plan shows consideration to internal and external priorities, including the Wellbeing of Future Generations (Wales) Act 2015 and to the Organisational Climate Change Plan, highlighting two themes of 'Our Buildings' and 'Our Land' and detailing the 2030 vision and priorities for each.
- 2.7 The Plan sets out the actions and behaviours which need to be adopted under each principle. These principles include:
- Property as a Corporate Resource
  - Properties to meet Service and Community Demands
  - Manage Property and Land Commercially
  - Land and Buildings to Stimulate Growth
  - Collaborative and Efficient Working
- 2.8 Finally, the SAMP highlights the implementation and review processes for the Plan going forward.

## Previous Consideration of this Item

- 2.7 The Committee have not previously considered this item. The previous SAMP can be viewed [here](#).

## 3 Information Submitted to the Committee

- 3.1 Attached at Appendix 1 is the draft Strategic Asset Management Plan 2023-28.
- 3.2 There are a number of policies which support the SAMP and have been attached for Committee's review:
- Appendix 2 - the Corporate Landlord Policy
  - Appendix 3 – the Acquisitions Policy
  - Appendix 4 – the Disposal of Property Assets Policy
  - Appendix 5 – the Community Asset Transfer Policy
- 3.3 An FEIA has been created for this Plan and can be viewed [here](#).

## 4. Suggested Areas of Focus

- 4.1 **Role of the Committee**

**The role of the Committee in considering the report is to:**

- Assess whether the draft Strategic Asset Management Plan 2023-2028 clearly and effectively sets out:
  - The Corporate approach and how that relates to property and land
  - Expectations regarding behaviours and culture
  - The principles to be followed and
  - The supporting work and policies
- Identify any barriers to effective adoption of this Plan.
- Determine if the Committee would like to make a recommendation(s) to Cabinet on the draft Strategic Asset Management Plan 2023-2028.

**4.2 Wellbeing of Future Generation (Wales) Act**

5 Ways of Working	Types of Questions to consider:
<p style="text-align: center;"><b>Long-term</b></p> <p>The importance of balancing short-term needs with the need to safeguard the ability to also meet long-term needs.</p>	What consideration have you given to the long term trends that could affect your proposal or; how could your proposal impact these trends?
	How will the needs of your service users potentially change in the future?
<p style="text-align: center;"><b>Prevention</b></p> <p>Prevent problems occurring or getting worse.</p>	What is the objective (or the desired outcome) of this proposal?
	How are you addressing these issues to prevent a future problem?
	How have the decisions, so far, come about? What alternatives were considered?
<p style="text-align: center;"><b>Integration</b></p> <p>Considering how public bodies' wellbeing objectives may impact upon each of the well-being goals, on their other objectives, or on the objectives of other public bodies.</p>	Are there any other organisations providing similar / complementary services?
	Have you consulted with the health board, third sector, emergency services, businesses and anyone else you think might be impacted?
	What practical steps will you take to integrate your project with existing plans and strategies of other public organisations to help us all contribute fully to the seven national well-being goals?
<p style="text-align: center;"><b>Collaboration</b></p> <p>Acting in collaboration with any other person (or different parts of the organisation itself).</p>	Who have you been working with? Why? Who have you collaborated with in finding out more about this problem and potential solutions?
	How are you co-working with other sectors?

	How are you using the knowledge / information / good practice of others to inform / influence the Council's work?
<p style="text-align: center;"><b>Involvement</b></p> <p>The importance of involving people with an interest in achieving the well-being goals, and ensuring that those people reflect the diversity of the area which the body serves.</p>	How have you involved the people who are being impacted by this decision?
	How have you taken into account the diverse communities in your decision making?
	How have you used different / alternative methods to reach people and involve them?
	How will you communicate the outcome of your decision?

### 4.3 Suggested Lines of Enquiry

The Committee may wish to consider:

- How will the Council ensure that the principles of this Plan are accepted and reflected in business decisions?
- What will be the biggest challenges in implementing this Plan and what mitigation is in place to alleviate this?
- What, if any, additional work/resources are required e.g. are new systems required to collect property information? Will additional staff need to be allocated?
- How will community groups and public sector groups be engaged to ensure to optimise usage of assets?
- What challenge will be carried out for current asset usage to ensure best value and efficiency?

## Section B – Supporting Information

### 5 Links to Council Policies and Priorities

Well-being Objective	1 – Economy, Education and Skills	2 – Newport's Environment and Infrastructure	3 – Preventative and Equitable Community and Social Care	4 – An Inclusive, Fair and Sustainable Council
<b>Aims:</b>	Newport is a thriving and growing city that offers excellent education and aspires to provide opportunities for all.	A city that seeks to protect and enhance our environment whilst reducing our carbon footprint and preparing for a sustainable and digital future.	Newport is a supportive city where communities and care are at the heart of what we do.	Newport City Council is an inclusive organisation that places social value, fairness and sustainability at its core.

5.1 The Plan has strong links across all Objectives and all areas of the Council.

## 6 Background Papers

- [The Essentials - Wellbeing of Future Generation Act \(Wales\)](#)
- [Corporate Plan 2022-27](#)
- [The Strategic Asset Management Plan 2018-25](#)
- The Community Asset Transfer Policy
- The Corporate Landlord Policy
- The Acquisitions Policy
- The Disposal of Property Assets Policy
- [Climate Change Plan](#)
- [People Policy and Transformation Service Plan](#)
- [Newport City Council FEIA Webpage](#)

Report Completed: February 2024