

PROPERTY ASSET- MANAGEMENT PLAN

REPORT OF DEPUTY CHIEF EXECUTIVE (CORPORATE DIRECTION)]



Hinckley & Bosworth
Borough Council

A Borough to be proud of

WARDS AFFECTED: ALL WARDS

1. **PURPOSE OF REPORT**

To seek approval for adoption of a revised Property Asset-Management Plan.

2. **RECOMMENDATION**

That the Council approve the Property Asset-Management

3. **BACKGROUND TO THE REPORT**

Councils are required to maintain an up-to-date strategic plan for the management of their property assets. The current plan was adopted in 2012. The proposal particularly incorporates the approved current capital strategy.

4. **FINANCIAL IMPLICATIONS [KP]**

The financial implications are covered in Part 1 of the Plan.

5. **LEGAL IMPLICATIONS [EH]**

There are various powers under which the council can acquire land, and each of these has certain requirements as to how that asset is managed and disposed of. General purchases (other than for housing for example) will be dealt with under S120 Local Government Act 1972 which gives Principal Councils the power to acquire lands for the purposes of any of their functions or for the benefit, improvement or development of their area.

Given the restrictions in the relevant acquisition powers it follows that all land owned by the local authority must also be used for these specified purposes. The Property Asset Management Plan and associated Acquisition and Disposal Strategies ensure that these requirements are safeguarded and met.

Under the Council's Constitution at part 3, there are powers for the purchase and sale of land, delegations are given in that section within financial limited, over £25k the power is one for Council. All assets purchased or disposed of must be in accordance with this procedure. These are in addition to the Constitutional financial requirements, both apply to any transaction, and need to be adhered to.

Any individual transaction will have its own legal implications which will be dealt with on a case by case basis in dialogue with Legal Services.

6. **CORPORATE PLAN IMPLICATIONS**

This supports the aim of Providing Value for Money Council Services.

7. **CONSULTATION**

No external groups have been consulted.

8. **RISK IMPLICATIONS**

The following significant risks associated with this report / decisions were identified from this assessment:

Management of significant (Net Red) Risks		
Risk Description	Mitigating actions	Owner
Failure to efficiently utilise resources in delivering services	Adopt the Property Asset Management Plan	SK
Criticism for an out of date AMP	Adopt the Property Asset Management Plan and subject to annual review	ME

9. **KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS**

This report has no direct implications but a sound Asset Strategy supports delivery of service proposals which ensures that Equalities duties are met.

10. **CORPORATE IMPLICATIONS**

By submitting this report, the report author has taken the following into account:

- Community Safety implications
- Environmental implications
- ICT implications
- Asset Management implications
- Human Resources implications
- Planning Implications
- Voluntary Sector

Background papers: PROPERTY ASSET PLAN 2012

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