

AMS Appendix 1

Table: Asset management strategy objectives and outcomes to be achieved by 2030

Objectives	Purpose	Outputs for delivery by 2030
<p>1. Embed a culture that recognises that property assets are a key corporate resource, where decisions need to be made which are linked to corporate and service objectives and balancing a wide number of views and needs</p>	<ul style="list-style-type: none"> ▪ Ensure property assets support delivery of strategic objectives of the Council's Corporate Plan, Place Plan and Medium-Term Financial Strategy ▪ Provide clear direction for the management of the portfolio ▪ Optimise efficient use of resources 	<ul style="list-style-type: none"> ▪ Implementation of an updated governance structure which supports asset management – this will be done through the existing Corporate Project Officers Group (terms of reference to be updated) ▪ Align financial and service planning with asset planning ▪ Ensure business planning supports investment/disinvestment decisions ▪ Robust information management achieved through adoption of a new asset management software system
<p>2. Manage our portfolio to optimise returns and minimise operating costs which may include disposals and strategic acquisitions where these facilitate policy, economic, development, regeneration and or financial objectives</p>	<ul style="list-style-type: none"> ▪ Ensure ownership and occupation of assets is robustly challenged ▪ Occupation and use of assets is optimised ▪ Running costs are minimised ▪ Rate of return and opportunity cost of holding assets is fully understood to allow informed decisions on the future of assets ▪ Listed and heritage assets are protected 	<ul style="list-style-type: none"> ▪ Working with directorates to support their service plans and planning processes to ensure that asset implications are identified and considered at the earliest opportunity ▪ Implementation of a new asset management software system to facilitate improved asset monitoring and support decision-making ▪ Provide a commercial approach to the Council's portfolio to optimise rental income generation from third party use of our assets where feasible ▪ Any lease to a third party should provide best value and be at least overall cost neutral to the Council ▪ Obtaining comprehensive and accurate data on our asset base. Consider routine measurement of property performance e.g. condition, size and running costs ▪ Introducing effective performance management and improvement of assets ▪ Dispose of assets which are either surplus to requirements or not achieving any other strategic objectives ▪ Condition survey programme feeding into development of a corporate maintenance strategy and a decision-making framework to determine whether to retain, re-invest in, dispose of or transfer assets ▪ Adopt lifecycle planning in decision making

<p>3. Improve the energy efficiency of the corporate estate where feasible including reducing carbon emissions in line with government regulations</p>	<ul style="list-style-type: none"> ▪ Ensure assets are compliant with the council's net zero agenda as well as the government standards. ▪ Ensure assets comply with government energy regulations including Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 and MEES 	<ul style="list-style-type: none"> ▪ Obtain accurate data on our asset base Including carbon emissions ▪ Meet government MEES for all corporate assets ▪ Complete a stock condition and net zero carbon assessment on our assets which should be linked to a Value for Money assessment ▪ Make progress towards meeting the council's 2030 net zero target
<p>4. Innovatively use property assets, in partnership with others, to improve the District of Folkestone & Hythe and the lives of the people that live, work, play and visit</p>	<ul style="list-style-type: none"> ▪ Co-location with other partners ▪ Develop Integrated Service Delivery Partnerships ▪ Provide assets that are accessible to communities ▪ Listed and heritage assets are protected 	<ul style="list-style-type: none"> ▪ Public and Partner Engagement (including developers) ▪ One Public Estate ▪ Joint service delivery ▪ Community Asset Transfer, transfer responsibility for assets, where appropriate, allowing locality assets to be managed at a local level, delivering local services ▪ Explore opportunities for internal shared / integrated assets ▪ Sub-regional working/partnerships ▪ Work closely with our Kent Neighbours ▪ Developing a strategic approach to ensure responsible stewardship and unlock the potential of historic buildings and heritage assets, particularly those at risk
<p>5. Support economic growth and regeneration in the District</p>	<ul style="list-style-type: none"> ▪ Ensure all the council's key strategies are aligned including financial strategies, investment strategy, economic development strategy and housing strategies. This will ensure a holistic approach to maximise opportunities for regeneration, new housing and to stimulate economic growth 	<ul style="list-style-type: none"> ▪ Aligning Property with Economic Growth and Planning Policy ▪ Engagement with the private sector and with public bodies ▪ Adopting innovative delivery solutions ▪ Holding commercial property assets that are fit for purpose and meet the needs of the business community ▪ After consideration of a detailed business case which considers all implications to the council e.g. legal, whole life costs etc, acquire strategic sites for future development to generate income and act as a catalyst for inward investment
<p>6. Support the District in meeting its housing need</p>	<ul style="list-style-type: none"> ▪ Ensure the District can provide high quality affordable homes to meet the needs of the local community 	<ul style="list-style-type: none"> ▪ Aligning Property with Housing Strategy and Planning Policy ▪ Acquire strategic sites for future development which will support housing need in the district
<p>7. Ensure F&HDC assets and the asset management approach is fully compliant with all current health and safety requirements especially in relation to the council's</p>	<ul style="list-style-type: none"> ▪ Manage the organisation's assets to ensure health and safety risks are managed in an appropriate manner 	<ul style="list-style-type: none"> ▪ Determine the required compliance requirements ▪ Ensure all roles and responsibilities are identified ▪ Ensure there is a system in place to take all necessary remedial actions to rectify any

Corporate Landlord/landowner duties.		health & safety issues identified through maintenance
8. Ensure F&HDC is fully compliant in terms of its statutory obligation to meet the requirements of the Local Government Act Section 123 in respect of all transactions (Acquisitions, Disposals, Granting of Interests and rights over land)	<ul style="list-style-type: none"> ▪ Achieve compliance with statutory obligation under the Local Government Act Section 123 	<ul style="list-style-type: none"> ▪ Ensure the Council overall is demonstrating compliance with this statute for all dispositions impacted by the legislation