

**TO DELIVER AN EFFICIENT AND EFFECTIVE ESTATE WHICH SUPPORTS THE DELIVERY OF THE STRATEGIC OBJECTIVES SET OUT IN THE COUNCIL'S CORPORATE PLAN**

Our Strategic Property vision is:

Our Property Strategy Objectives are:

Purpose of these objectives:

How we will achieve this:

<p>1. Embed a culture that recognises that property assets are a key corporate resource</p>	<p>2. Maintain and develop the management of our property assets to improve how those assets work for us, optimising returns and minimising the costs of operation</p>	<p>3. Develop innovative partnerships to maximise the benefit of the corporate asset base and improve Shepway and the lives of the people that live, work, play and visit here.</p>	<p>4. Support Economic Growth and Regeneration in the District</p>	<p>5. Support the District in meeting its Housing need</p>
<ul style="list-style-type: none"> <li>Ensure property assets support delivery of the Council's strategic objectives and Medium Term Financial Strategies</li> <li>Provide clear direction for the management of the portfolio</li> <li>Optimise efficient use of resources</li> </ul>	<ul style="list-style-type: none"> <li>Ensure ownership and occupation of assets is robustly challenged</li> <li>Occupation and use of assets is optimised</li> <li>Running costs are minimised</li> <li>Rate of Return &amp; opportunity cost of holding assets is fully understood to allow informed decisions.</li> <li>Listed and heritage assets are protected</li> </ul>	<ul style="list-style-type: none"> <li>Co-location with other partners</li> <li>Provide Integrated Service Delivery Partnerships</li> <li>Provide assets that are accessible to communities</li> <li>Listed and heritage assets are protected</li> </ul>	<ul style="list-style-type: none"> <li>Ensure that all councils key Strategies are aligned including financial strategies, investment strategy, economic development strategy, housing strategy and property strategies to stimulate growth and regeneration</li> </ul>	<ul style="list-style-type: none"> <li>To ensure that the district can provide high quality affordable homes to meet the needs of the local community</li> </ul>
<ul style="list-style-type: none"> <li>Governance structure put in place through the Asset Management Board (AMB)</li> <li>A Corporate landlord model</li> <li>Asset challenge programme</li> <li>Aligning service planning with asset planning</li> <li>Ensuring Business Planning supports investment/ disinvestment decisions</li> <li>Aligning asset planning with financial planning</li> <li>Effective capital prioritisation</li> <li>Robust information management</li> <li>Training programme for staff and elected members on strategic asset management issues</li> </ul>	<ul style="list-style-type: none"> <li>Governance structure put in place through AMB</li> <li>Work with directorates to support service plans &amp; planning processes to ensure that asset implications are identified &amp; considered</li> <li>Implement robust asset challenge process to include all assets</li> <li>Taking a commercial approach to the portfolio to optimise rental income generation from third party use of our assets where feasible.</li> <li>Any lease to third party should be at least overall cost neutral to council</li> <li>Obtaining comprehensive &amp; accurate data on assets</li> <li>Introduce performance management</li> <li>Dispose of assets which are either surplus to requirements or not achieving any other strategic objectives</li> <li>Condition survey programme feeding into development of corporate maintenance strategy</li> <li>Business Process Reengineering</li> <li>Adopt lifecycle planning in decision making</li> </ul>	<ul style="list-style-type: none"> <li>Governance structure put in place through the Asset Management Board</li> <li>Public and Partner Engagement (including developers)</li> <li>One Public Estate</li> <li>Joint service delivery</li> <li>Community Asset transfer</li> <li>Explore opportunities for internal shared/integrated assets/services</li> <li>Sub-regional working/partnerships</li> <li>Work closely with East Kent Neighbours</li> <li>Developing strategic approach to ensure responsible stewardship &amp; unlock potential of historic buildings and heritage assets, particularly those at risk</li> </ul>	<ul style="list-style-type: none"> <li>Governance structure put in place through the Asset Management Board</li> <li>Aligning Property with Economic Growth and Planning Policy</li> <li>Engagement with private sector and with other public bodies</li> <li>Adopting innovative delivery solutions</li> <li>Holding commercial property assets that are fit for purpose and meet the needs of the business community</li> <li>After consideration of a detailed business case acquire strategic sites for future development to generate income and act as a catalyst for inward investment</li> <li>Review of current property investment/commercial portfolio</li> </ul>	<ul style="list-style-type: none"> <li>Governance structure put in place through the Asset Management Board</li> <li>Aligning Property with Housing Strategy and Planning Policy</li> <li>Acquire strategic sites for future development which will support housing need in the district.</li> <li>Places and policies local plan</li> </ul>