

**Teignbridge District Council**  
**Executive**  
**04 June 2024**  
**Part i**

## **STRATEGIC ASSET PLAN**

### **Purpose of Report**

To obtain approval for the adoption of the new Strategic Asset Plan.

### **Recommendation**

**The Executive Committee RESOLVES to:**

- (1) Adopt the Strategic Asset Plan, attached at Appendix 1 of this report.

### **Financial Implications**

There are no specific financial implications arising from this report, however, the Strategic Asset Plan is intended to support the Medium Term Financial Plan (MTFP) and it is vital our approach to assets and decision making is aligned with that. The Modern 25 agenda assumes delivery of savings through our review of our assets and their use.

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### **Legal Implications**

There are no specific legal implications arising from this report. Save that such a Plan must not be interpreted or operated in a way that contradicts the Council's statutory or fiduciary obligations.

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### **Risk Assessment**

There are no inherent risks of the Strategic Asset Plan rather there are risks to the Council and its finances by proceeding in the absence of a relevant and current Strategic Asset Plan. The absence of a Plan is therefore considered to present more risk than the agreement and adoption of one, in order to set strategy, direction and approach.

The policy sets out the behaviours and principles and is the first part of a three part document which will become the full Strategic Asset Plan (SAP), the Second Part is

a Strategy to support the Policy whilst the third part sets out Actions to Deliver on it.

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## **Environmental/ Climate Change Implications**

The Asset Management Plan accommodates the adopted Part 1 Carbon Action Plan, which sets out a series of actions, targets, and policies addressing the Authority's in-house carbon footprint including its managed asset portfolio. The Carbon Action Plan is reflected within the Asset Management Plan's Policy strategic objectives, Strategy corporate landlord approach and governance, and objectives set out within the 2024/25 Action Plan.

The formation of a Property Working Group containing stakeholders responsible for delivering the Carbon Action Plan will be fundamental to maximising opportunities to reduce carbon emissions and increase climate resilience. Routine and long-term engagement should be established through this channel to respond to the estate's evolving needs and to capture climate benefits within procurement, commissioning, and operational exercises.

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## **Executive Member**

Cllr David Palethorpe

## **Appendices/Background Papers**

Appendix 1 – Strategic Asset Plan (SAP) Document  
Appendix 2 - Equalities Impact Assessment

### **1. INTRODUCTION AND BACKGROUND**

1.1 The existing Asset Management Strategy (AMS) was adopted by Executive Committee on 4 December 2018.

[Agenda for Executive on Tuesday, 4th December, 2018, 10.00 am - Teignbridge District Council](#) Item 283.

1.2 After five years this document is now due for review to reflect the Council's current position.

1.3 The Council's Modern 25 Programme was initiated in September 2022. The Programme objective is to modernise the way we work and deliver a new operating model for the council delivering £2.6m of phased revenue savings by April 2026.

1.3 Fundamental to meeting this target and achieving the Council's medium to longer term financial and corporate goals and objectives is a review of how we utilise our land and buildings (Assets). This project falls within the Strategic Portfolio Workstream of the Modern 25 Programme.

1.4 This Strategic Portfolio Workstream has a target of £1.84m of savings – 70% of the overall programme.

1.5 The Asset element has a combined target of £1.22m of savings – 66% of the workstream target.

1.6 Each proposed saving forms an essential part of the programme and difficult decisions will need to be made to achieve the savings target. For example, Public WCs and Green Spaces have been identified as key opportunities to make savings and if these are not progressed then acceptable alternative solutions will need to be identified.

1.7 The purpose of a new Strategic Asset Plan (SAP) is to ensure our approach to assets supports the Council Strategy, other core policy documents and the Medium Term Financial Plan (MTFP).

1.8 The SAP seeks to ensure that the property portfolio is sustainably and efficiently managed, adapted if necessary and remains fit-for-purpose for the future in support of frontline service delivery.

1.9 There needs to be a clear relationship between the SAP and the Council Strategy, supporting how our assets and the transformation of the way in which we, together with partners, deliver public services to meet the needs of our District and residents.

1.10 The production of the Strategic Asset Plan project has ran concurrently with the Council Strategy review, but would be adopted ahead of the Council Strategy.

1.11 The Part 1 Policy Document was approved at Executive Committee 24 February 2024 and is contained here in the complete Strategic Asset Plan document. [Agenda for Executive on Tuesday, 13th February, 2024, 10.00 am - Teignbridge District Council](#) item 20.

## **2 STRATEGIC ASSET PLAN**

### **2.1 Overview**

2.1.1 The council's Strategic Asset Plan (SAP) will set the strategic framework within which the corporate real estate portfolio is to be managed and will be formed of three key components:

- Policy – Context, Core Principles, Vision and Approach (five years)
- Strategy – Governance, Risk, Challenge and Performance (three years)
- Plan – Strategic, Operational and Service Action Plans (one year)

2.1.2 The SAP is intended to guide future decisions concerning the compliance, maintenance, use, refurbishment, redevelopment, acquisition and disposal of property assets to meet the strategic, operational and financial needs of the council.

2.1.3 Fundamental to this is agreeing a set of principles reflective of the Councils strategy, which will inform the behaviour and approach we take in managing our assets.

### **3 EQUALITIES IMPACT ASSESSMENT (EIA)**

3.1 The attached at Appendix 2 was originally produced 26 January 2024 to be published with the Part 1 Policy document taken to Executive Committee on 24 February 2024.

3.2 This EIA document was written with the entire Strategic Asset Plan in mind, has been reviewed and is considered to remain relevant for the entire SAP. The sign-off date has been updated.

## Appendix 1 – Strategic Asset Plan Document

## Appendix 2 – Equalities Impact Assessment (EIA)