

West Suffolk Council Asset Management Plan - Policy Summary

APPENDIX B1



Summary and action plan table describing each category of asset and the policy and strategic context

POLICY SUMMARY

	1. Operational Property	2. Commercial Investment and Economic Development	3. Specialist Housing and Homelessness	4. Barley Homes Pipeline	5. Strategic land for Residential and Commercial Development	6. Leisure, Open Space and Recreation	7. Land for Energy Infrastructure	8. Land without development potential	9. Options, Overage, Covenants and other agreements on land and property not directly owned by the Council
Description	Property assets used to deliver Services	Held to provide commercial revenue returns. Also Promote SME businesses, business growth and support retention of key employers	The Council is not a stock holding authority, however may own properties providing emergency or specially adapted residential accommodation. The council also owns a small number of community assets.	Land owned or acquired by the Council to be developed out by Barley Homes.	Land to facilitate any type of development, either directly by the Council for retention, or sold to the market. This includes small parcels of land which may help facilitate development.	Land and Property held for community, leisure and recreational uses.	Land and property used to provide or support energy infrastructure such as solar farms, wind turbines, solar panels on Council owned and third party properties.	Majority of small land parcels owned by the Council normally as the result of legacy and which have no current or potential future value. In many cases this land may also form an ongoing liability for the Council.	Interests in land and property not directly owned by the Council,. Examples include sold land subject to covenants or containing overage provisions. May also include third party land where the Council retains a liability/ Also includes land under option by the Council.
Examples of property owned by West Suffolk Council	West Suffolk House; WS Operational Hub; College Heath Road; Mildenhall Hub; Car Parks; The Apex	Whole commercial portfolio (e.g., industrial units in Brandon; shopping parades in Newmarket); Harvey Adams Centre; Haverhill MENTA buildings; OMAR Homes site in Brandon	Abbotts House, Bury St Edmunds; 1 The Avenue, Newmarket	Castle Hill, Haverhill; Westfield; Haverhill* Bought directly by Barley Homes	College Heath Road	Parks and Gardens; Play Areas; Leisure Centres; Country Parks; Burial space provision; historic monuments; museums; allotments; amenity greens; Leisure facilities included under a community use agreement	Toggam; Solar for business sites	Misc. small parcels of land across the district	
How this asset type helps to deliver our Strategic Priorities	Through the delivery of services from our Operational Estate (both office-based and field-based) we support and enable the delivery of all of our strategic priorities.	By investing in commercial property, we can support growth in West Suffolk's economy, and the delivery of the Medium Term Financial Strategy.	We can enable people to access suitable and sustainable housing through the provision of appropriate temporary, specialist and emergency accommodation to suit their needs. These assets, and our other community assets will support resilient families and communities.	Generate income for the Shareholders (100% West Suffolk Council) and increased and improved provision of appropriate housing in West Suffolk through delivery of land and housing.	The delivery of land and housing will lead to Increased and improved provision of appropriate housing in West Suffolk. This will also support growth in West Suffolk's economy through investment in development.	By using our community, leisure, open space and heritage assets to support wellbeing and education, we enable families and communities to be healthy and active.	By investing in clean energy infrastructure, we are growing the West Suffolk economy, energy resilience and improving the quality of the local environment for our residents and businesses.	Minimal to no contribution.	Such agreements may offer the Council the opportunity to help deliver services, support communities and create opportunities for growth.
Overarching Asset Strategy, linked to statutory duties and Council policy	Retain where meeting need. Look for OPE opportunities to share facilities and co-locate with other public sector bodies and relevant partners.	Maximise revenue returns but also understand the value of the wider benefits – e.g., jobs created; increased no' of start-ups; increased salary levels; increased skills and attainment; links with education providers. The Council can also invest in properties which promote and support start up enterprises; small to medium sized companies; or properties which generate business growth in the area. Other investments could be purchased to support the retention of key employers in West Suffolk.	Provision of appropriate housing in right locations to meet with identified need. Look for opportunities to reduce reliance on emergency accommodation and looks for opportunities which meet our statutory duties whilst also improving social outcomes for families.	Any potential residential sites will be assessed for suitability for Barley Homes before disposal to the wider market. Sites may be acquired as strategic land, but again Barley Homes will be given the opportunity to appraise and provide an in-principle view during the purchase appraisal process. Sites will be appraised on the basis of a full compliance scheme.	Understand and assess potential for viable development; Link to Housing Delivery Plan; Link to Barley Homes and/or Developer partners	Asset approach supports specific adopted community and leisure policies; including; Physical Activity Framework; Playing pitch assessment; Tree strategy; Supplementary Planning Guidance; Green infrastructure strategy (planning document). Also consider Conservation Area Management Plan for former Abbey site in Bury St Edmunds.	Long term, stable return on investment; Increased resilience for our communities; Removing a key barrier to growth; A higher skills sector for West Suffolk. Opportunities for the Council to demonstrate best energy practice/show leadership through the One Public Estate programme Strengthening the local energy network where it builds resilience Local energy purchasing and cost reduction opportunities for West Suffolk businesses. Maximise the contribution that energy can make in unlocking growth, strengthening local sustainability and supporting investment value allowing us to secure benefit for our residents and businesses. Whilst energy provision is fundamental to our growth ambitions for West Suffolk, there is also a financial business case for developing energy schemes. These offer us a commercial investment opportunity and we have seized the chance to invest since it makes sound financial, economic and environmental sense. See West Suffolk Energy Framework	Needs to be identified as a specific project; Assess for longer-term strategic potential. If none, then seek to transfer or sell liability	Update and maintain a centralised database of these types of agreement, with action triggers to be linked to the Estate Management system, when it is in place.