

Report to Cabinet/ Portfolio Holder for

Subject: Asset Management Strategy 2026-2028

Date: 16th July 2026

Author: Property Services Manager

Wards Affected All

Purpose

To seek approval to adopt the Councils Asset Management Strategy 2026-2028 as attached at Appendix 1 and note the Asset Management Action Plan (AMAP) at (exempt) appendix 2.

This report also seeks to delegate authority to the Chief Executive in consultation with the leader of the Council the final list of properties that may be surplus to the Councils requirements for sale identified in the AMAP.

Key Decision

This is a key decision.

THAT Cabinet:

- 1) Agrees to adopt the Asset Management Strategy 2026-2028 at appendix 1.**
- 2) Approves the proposals for the Council's assets identified in the Asset Management Action Plan (as shown on the attached plans outlined in red on Appendix 2) for further development.**
- 3) Declares surplus to the Councils requirements the land and property identified for disposal in the AMAP at appendix 2.**
- 4) Delegates authority to the Chief Executive in consultation with the Leader of the Council and Portfolio Holder responsible for Assets to approve any disposal or demolition of assets within the Asset Management and Action Plan and the method of disposal including the publication of any statutory notices if required.**

- 5) **Delegates Authority to the Chief Executive in Consultation with the Leader of the Council and Portfolio Holder for Assets to accept the best offer for the Land and property in due course.**
- 6) **Delegates authority to the Chief Executive in consultation with Legal Services to agree Heads of Terms and Conditions of Sale for the disposals and to secure any necessary consents for demolition.**

Background

- 1.1 The Asset Management Strategy sets out the Council's approach to managing its property asset resources effectively and responsibly. It provides a framework for decision-making that ensures assets are aligned with service needs, maintained to appropriate standards, and used to generate value for the community and the Council.
- 1.2 The strategy is informed by the Gedling Legacy Plan, the Capital Investment Strategy, and national guidance including the MHCLG Framework for Local Authority Asset Management and the RICS Public Sector Asset Management Guidelines. It also reflects the governance principles outlined in the Council's Constitution and Standing Orders for Dealing with Land and Property.
- 1.3 Through the Asset Management Strategy, the Council aims to optimise the use of its assets, support regeneration and economic development, and ensure that property decisions contribute to the Council's vision of 'Serving people, Improving lives'.
- 1.4 The Strategy provides a framework in relation to how the Council's assets will be managed over the next two years; it provides clear Strategic Objectives in respect of the council's assets.
- 1.5 Gedling Borough Council's asset management objectives ensure that land and property assets support effective service delivery, financial sustainability, and preparation for Local Government Reorganisation (LGR).
- 1.6 The key strategic objectives are:

Align with Council Priorities: Asset decisions must support the Corporate Plan and the Council's priorities for the next two years.

Delivering an efficient and fit for purpose estate: Use assets innovatively whilst supporting service delivery.

Prepare for Local Government Reorganisation: The Council will not acquire new assets unless these are already part of an approved plan. Assets with high maintenance liabilities will be prioritised for disposal, and buildings that are unsafe or uneconomical to repair will be prioritised for demolition.

Maximise Value: Ensure efficient use of assets, optimise income generation (including rent reviews and lease management), and manage costs effectively.

Compliance and Safety: Maintain full compliance with statutory obligations, including health and safety legislation, fire safety, asbestos regulations and landlord responsibilities

Support Service Delivery: Provide safe, fit for purpose facilities that enable the Council to deliver high quality services.

Key Stakeholders: maximise opportunities available with key stakeholders and partners.

Sustainability: Integrate carbon reduction, energy efficiency, and environmental enhancements into asset decisions.

- 1.7 In support of delivery of these objectives an operational AMAP has been developed which sets out recommendations in relation to each of the Council's assets based on the above objectives and based on priority.
- 1.8 The Asset Management Strategy is detailed in appendix 1 and the (exempt) AMAP in appendix 2.
- 1.9 Currently, the Executive is responsible for making decisions in respect of the acquisition and disposal of assets in line with the Councils Rules for Dealing with Land and Buildings. The Executive includes Cabinet, Portfolio Holders and Directors and Officers exercising Executive decisions under the scheme of delegation. Currently only the disposal of assets valued less than £20,000 is delegated to Director level.

2 Proposal

- 2.1 To adopt the Asset Management Strategy 2026-2028, which sets out the Council's strategic objectives for the management of its assets.
- 2.2 It is proposed that Cabinet approves, the proposals set out in the Asset Management Action Plan for further development and declares surplus

to the Councils requirements the land and property identified in the AMAP at appendix 2.

- 2.3 It is proposed that Cabinet delegates authority to the Chief Executive in consultation with the Leader of the Council and Portfolio Holder responsible for assets to agree disposals and demolitions proposed in the Asset Management Action Plan, agree the method of disposal, accept an offer where best value is demonstrated and publish any statutory notices of disposal if required.
- 2.4 Where there are any objections to the proposed disposal or demolition of an asset, the matter may be referred to the Leader or Cabinet for determination. No disposals more than £500,000 can be determined by the Chief Executive as these will be key decisions.
- 2.5 It is proposed that the Chief Executive, in consultation with Legal Services be given authority to agree Heads of Terms and seek any necessary consents for demolition if required. Where any demolition requires planning permission, and is not part of a prior notification process, the matter would be determined by Planning Committee.

3 Alternative Options

- 3.1 Cabinet could reject the Asset Management Strategy and Action Plan or propose alternative actions; however, these proposals have been developed following internal audit review, conditions surveys and thorough consideration of the cost and usefulness of the asset.
- 3.2 Cabinet could determine not to delegate authority to the Chief Executive to action the plan and agree appropriate disposals and demolition. To not overburden the Cabinet, it has been determined that a delegation to the Chief Executive in consultation with Cabinet Members will ensure appropriate Member engagement whilst enabling an efficient process. It should also be noted that any Key decision would remain with Cabinet, any planning permission would be for Planning Committee to consider and where there are any objections to disposal or demolition the matter could be referred to the Portfolio Holder or Cabinet for determination.

4 Financial Implications

- 4.1 A budget will need to be established to support costs associated with the potential disposals including marketing and any pre-sale surveys and statutory testing.
- 4.2 The Council will receive a capital receipt for the sale of the surplus assets listed in the exempt appendix 2. The statutory arrangements for

capital receipts in England & Wales permit the costs of disposal to be financed from the capital receipt generated from sale proceeds.

- 4.3 Capital receipts are subject to statutory provision and accounting regulations these receipts may be applied to future finance capital expenditure, support the repayment of borrowing, or fund qualifying transformation expenditure under specific government directions.

5 Legal Implications

- 5.1 Any disposal of Council land must be undertaken in accordance with the correct legislative disposal power and in accordance with the Council's Rules for dealing with Land and Buildings. The Rules for Dealing with Land and Buildings set out specific requirements for relevant disposals and acquisitions. They require that disposals are generally made for the best consideration reasonably obtainable, supported by appropriate valuations, and undertaken in accordance with approved decision-making processes and delegated powers. The proposed disposal methods will be via either auction, private treaty on the open market or informal tender subject to consultation with the Chief Executive, Head of Legal and the Leader of the Council which is an accepted form under the rules. The appropriate method will be determined when the level of interest in the assets is better known.
- 5.2 If approved, the assets will be disposed of under s.123 of the Local Government Act 1972 (unless any restrictions require otherwise) and as such must be disposed of for the best consideration available following a valuation of the assets by a qualified valuer, to ensure that the Council is achieving best value in the sale price. An indicative valuation for assets has been undertaken, and an estimate of the overall value for assets that may be sold before 31st March 2027 is provided in exempt Appendix 2.
- 5.3 In the event any of the assets have been used informally as recreation land, the disposal of the asset must be advertised in accordance with s.123 (2A) of the Local Government Act 1972 prior to any decision to dispose. The requirements for disposal under the Local Government Act 1972 will be followed. In addition, certain Council assets may be held on trust or subject to other legal restrictions affecting their use or disposal. Any such assets must be managed and dealt with in accordance with the relevant trust provisions and applicable legal requirements and may require specific approvals in addition to the Council's normal decision-making processes. Any external advice including a marketing agent, or surveys will need to be procured in accordance with the Councils Contract and Procurement Rules.

- 5.4 As set out at 1.9 above, under delegation RR18 of the Councils constitution the Director in consultation with the Portfolio Holder is delegated 'to approve the sale and sale price of land up to an estimated value of £20,000. Any sale of land exceeding £20,000 will continue to be presented to the Executive through the Portfolio Holder for the relevant approval in accordance with the Rules for Dealing with Land and Buildings.
- 5.5 Where assets are identified for demolition, any proposals will be subject to the appropriate statutory and regulatory requirements, including obtaining any necessary planning permissions, consents and approvals. Demolition projects will also be required to comply with all relevant health and safety, environmental and construction legislation, with legal advice being sought where appropriate.

6 Local Government Re-organisation (LGR) Implications

As set out within the appendices, the documents have been prepared having regard to Local Government Re-organisation and supports the implementation work being undertaken to ensure clear lists of assets and appropriate management of those assets.

- 6.1 Preparations for LGR includes a collaborative working group comprising of representatives from each of the nine councils. One of their tasks is to align asset management strategies, hence the importance that the Asset Management Strategy 2026-2028 taking the Council up to 2028 is adopted to feed into that work.

7 Equalities Implications

- 7.1 At this stage the Strategy and Action Plan approval provides a high-level approach to managing the Council's Assets. An Equality Impact Assessment will be required to assess impact on any final agreed disposals and demolitions on a case-by-case basis depending on the use of any such premises.

8 Carbon Reduction/Sustainability Implications

- 8.1 The sale of surplus assets would help reduce the Councils carbon footprint. Implications have been considered but given the day-to-day operation of the land and property will not change substantially, no adverse sustainability implications have been identified.

9 Appendices

9.1 Asset Management Strategy 2026-2028

9.2 Asset Management Action Plan (AMAP)

10 Background Papers

None

11 Reasons for Recommendations

11.1 To allow the Asset Management Strategy 2026 – 2028 to be adopted.

11.2 To allow land and property that is surplus to the Councils requirements to be brought forward for sale as per the Asset Management Action Plan at appendix 2.

11.3 To ensure the appropriate delegations are in place to progress the disposals with appropriate agreements and legal advice.

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer