

# ASSET MANAGEMENT PLAN 2019-2022

## Foreword

I was appointed as Executive Member for Transformation and Finance in 2015. My portfolio includes the strategic management of the Council's operational and commercial property assets across the Borough.

Throughout my career in industry I have witnessed the important strategic role effective management of property assets has in shaping the delivery and success of a business, and this too is even more important in local government, where the local authority owns and manages a significant asset base serving the residents of the Borough.

At this time of even greater pressure on the Council's finances, the Council is carrying out a series of transformational projects to ensure the Council can deliver its services in the most efficient way, during a period of reducing budgets for local governments. The strategic management of the Council's assets is a key component driving efficiencies, providing both capital receipts and income generation. The work of the Council's professional officers is to support the objectives of the Executive as set out in the Council Plan 2015-19.

**Councillor Peter Heydon**  
**Executive Member for Transformation and Finance**  
**February 2019**



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## Introduction

The Asset Management Plan [AMP] sets out the Council's approach to the Strategic Management of its land and building assets. It has been developed in consultation with Senior Officers and Members of the Council. The AMP seeks to ensure that assets are used in the most effective and efficient way to support the delivery of the Council's Plan.

This plan sets out the overarching framework and objectives of Bracknell Forest Council in its management of its property assets. The Council continues to operate in a financially prudent manner to deliver its statutory and frontline services for its residents and the management of its assets are a core component of its financial support and delivery, aligned to the Council Plan 2015-2019.

The Council's Plan 2015-19 has the following key objectives aligned with its narratives:

- Value for money
- A strong resilient economy
- People have the life skills and education opportunities they need to thrive
- People live active and healthy life styles
- A clean, green, growing and sustainable place
- Strong, safe supportive and self-reliant communities

Central government has identified the value of local authority assets. They should not only contribute directly to the financial budgets of authorities but they should also be a key driver in the delivery of more environmental and sustainable objectives in saving energy and promoting less waste. The plan has been drawn up in accordance good estate management principles and with reference to the guidelines prepared by the RICS and CIPFA.

This Council, through its financial prudence and strategic asset management, will continue to deliver and meet these objectives and support the Council's objectives. The Asset Management Plan is endorsed by the Council's Executive Member for Transformation and Finance. In summary the Council's asset strategy:

- i) Provides the strategic framework for corporate decision making regarding the acquisition, development and disposal of Council land and property to achieve financial targets.
- ii) Requires a robust data and evidence base of customer intelligence, local service needs and property condition, space utilisation and energy efficiency.
- iii) Provides a framework for co-operation and co-location of services involving other parts of the public sector and voluntary sector.

The AMP builds on the success of the last plan. We were very successful in achieving many of the objectives in the last plan including the time for change project for Time Square and the delivery of a Town Centre fit for the 21<sup>st</sup> Century. New objectives form the focus of the new plan and have been developed in consultation with all the Council's directorates including a presentation to DMTs with feedback forms sent out to each.

The plan sets out 25 key objectives which have been developed in consultation with the operational services to achieve the desired property outcomes for the next 3 years. Following the recent restructuring of the Council, the format of the plan highlights the current property issues and priorities for the People and Delivery Directorates in addition to the three central Directorates.

## **Executive Summary**

The plan sets out a number of key objectives for each of the Council's directorates which will enable a number of guiding principles to be achieved, including the following:

- 1 Maximising the potential of operational land and buildings.
- 2 Disposing of surplus operational land unless strategically important.
- 3 Supporting the strategic development of Bracknell town centre, including the possibility of a joint venture.
- 4 Maintaining a mixed commercial portfolio both historic and new.
- 5 Working with individual services to facilitate projects to improve service delivery.

## **Financial Context**

The Chartered Institute of Public Finance and Accountancy's (CIPFA) Prudential Code requires local authorities to produce a Capital Strategy to demonstrate that capital expenditure and investment decisions are taken in line with service objectives and take account of stewardship, value for money, prudence, sustainability and affordability.

The Capital Strategy is a key document for the Council and forms part of the authority's integrated revenue and capital budget and balance sheet planning. It provides a high level overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of services. It also provides an overview of how associated risk is managed and the implications for future financial sustainability. It includes an overview of the governance processes for approval and monitoring of capital expenditure.

The Council's property assets are a very important resource for the Council and therefore the aims of the asset management plan need to be aligned to the aims of the Council's Capital Strategy.

The capital programme is the authority's plan of capital works for future years, including details on the funding of the schemes. Included are the projects such as the purchase of land and buildings, the construction of new buildings, design fees and the acquisition of vehicles and major items of equipment. Also included, if relevant, are commercial investments. A detailed description of the Council's approach to ensuring that its land and property assets best serve day to day service requirements is set out in the Corporate Asset Management Plan, which is a key supporting document of the Capital Strategy.

## 1.0 KEY PRINCIPLES IN MANAGING ASSETS

1.1 The following key principles have been followed in shaping the asset management strategy and objectives:

- That Assets held are fit for the required purpose and in the right location to deliver the authority's services.
- That the estate is maintained to a reasonable standard through delivery of a planned maintenance programme.
- That underutilised and surplus assets are given consideration for maximising benefit to the Council including options for obtaining best consideration for disposal or letting out or for re-use for service delivery.
- That the Council operates a corporate landlord model.
- That property open to the public are fully accessible and comply with health and safety regulations.
- That housing delivery is supported enabling the provision of affordable houses and addressing the problem of Homelessness.
- That assets are used as enablers for multi-agency service delivery.
- That there is a robust system for the continual review of council assets.
- That the commercial estate is managed for maximum income generation.
- That place planning is used to support community cohesion.
- That running costs are minimised and a low-carbon economy is supported.

## 2.0 PORTFOLIO OVERVIEW

2.1 Bracknell Forest Council holds a wide and varied portfolio of Property and Building Assets comprising non-residential properties and areas of open space with a net book value of circa £588m.

The Council's portfolio can be split into four main types of property:

1. Operational: For the purpose of direct service delivery, such as parks & open spaces and leisure centres.
2. Office Accommodation: To support service delivery, for example administrative offices and depots.
3. Non-operational: Tenanted non-residential property. This part of the portfolio is varied and includes the commercial portfolio and the investment portfolio.
4. Residential Property.

2.2 A full list of all of the main assets is included in appendix 6. Minor assets which are considered as having de-minimus value, such as small areas of open space or garages are not included.

## 3.0 DIRECTORATE OBJECTIVES

- 3.1 Property assets are linked to the delivery, vision and priorities of the organisation. The way that the Council manages its land and property assets has a direct impact on the quality of services delivered to the public along with shaping the built landscape of a community. It is therefore important that efficient and effective use is made of these assets to support corporate and service objectives.

### 3.2 Delivery

#### Property Services

- 3.2.1 The Council owns a balanced portfolio of over 200 local shops, industrial units, business units and other miscellaneous property. The overall aim for the portfolio is to maximise income, which not only means enhancing the rent from individual properties but, also taking advantage of other income generation opportunities. These can include: revenues from advertising companies to erect hoardings or from telecoms companies to site masts. In addition to holding commercial properties for income generation the Property Services team also seeks to keep a balance of uses on the neighbourhood parades and across the portfolio.
- 3.2.2 For the last 3 years the occupancy of the local commercial property portfolio has been maintained at over 98%. The total current income for the commercial portfolio is over £3.5m.
- 3.2.3 In 2016 the Executive and Council agreed to seek opportunities for commercial acquisitions as part of its Commercial Property Investment Strategy. A target of £3m net additional income was set and up to £90m of capital funding made available. The Council has now succeeded in purchasing a very well balanced portfolio of offices, warehousing and a retail park which will provide a significant long term income stream. £86m has been spent on the purchase of 6 properties, which generate a total gross income of around £4.5m pa, with the net income (after borrowing costs) achieving the target of £3.0m.

**Objective 1** - *To provide value for money from the commercial and industrial property portfolio maximising income and minimising voids.*

**Objective 2** - *To manage the investment portfolio using the principles of good estate management including a programme of inspections and a robust system for rent collection.*

**Objective 3** - *The Executive Committee: Property to carry out 6 monthly reviews of the investment portfolio, obtaining market reports and recommending proposed changes such as asset disposals, re-negotiating lease terms and new acquisitions.*

#### Property Investment, Lincoln



#### Property Investment, Southampton



## Contract Services

- 3.2.4 The main assets for Contract services comprise facilities at Downmill Road, and the Commercial Centre in addition to the leased out recreational facilities. The Commercial Centre is now in a very poor state of repair and work is currently continuing on looking at options for providing depot facilities which are fit for purpose and meet future requirements.
- 3.2.5 Management of the 3 main recreational facilities, Coral Reef, Bracknell Leisure Centre and the Downshire Golf Complex transferred to a leisure management company, Everyone Active, on 1 March 2018 on a 5 year contracted out lease.

**Objective 4** - *To carry out a feasibility of the commercial centre and provide a solution to maximise the benefit of existing property assets whilst ensuring that depot facilities are developed to enable an efficient and value for money contract services.*

**Objective 5** - *To work in partnership with Everyone Active to promote improvement schemes and to monitor the contracted-out leisure service against the key performance indicators and standards set out within the contract.*

## Customer Experience

- 3.2.6 Time Square has been very successfully refurbished and adapted for agile working enabling the reduction of town centre offices from three to one. Now that the offices are in full use and with the recent change of directorate structures it is an appropriate time to review the occupation of space and the building environment & facilities.
- 3.2.7 The Head of Recreation manages the two retained leisure facilities, The Look out and Horseshoe Lake, in addition to the Crematorium. A new state of the art chapel was opened at the Crematorium in September 2018.
- 3.2.8 In Spring 2019 the remaining elements of the library transformation review will be implemented with a newly relocated library opening in Harmans Water.

**Objective 6** - *To carry out a review of space utilisation of Time space to identify any issues with the building facilities, ensure that working relationships are being optimised and the efficient use of the accommodation is maximised.*

## **The Downshire Golf Complex**



### **3.3 Place, Planning & Regeneration**

#### **Parks and Countryside**

- 3.3.1 The Parks and Countryside [P&C] service manage over 6500ha of space in the Borough, including major parks such as historic Lily Hill Park and the new Jennett's Park Country Park. Over the last 2 years there has been significant work on the proposed transfer of non-strategic BFC land to alternative management by the Parish and Town Councils. As part of the recent P&C transformation review the provision of a new country park was proposed and the feasibility is now well advanced.

**Objective 7** - *To finalise the feasibility study for Horseshoe Lake and dependent on viability, to deliver the project for a new country park.*

**Objective 8** - *To finalise the transfer of areas of open space and play areas to Parish and Town Councils.*

#### **Regeneration**

- 3.3.2 The redevelopment of the town centre was a key objective for the 2015-2018 Asset Management Plan. The new town centre opened in 2017 with circa 1m sq ft of retail and leisure floor space. The Council still holds a number of key central assets including Easthampstead House, the former Magistrates Court and land at Market Street. The future development of these sites can have a significant impact on the town centre housing and employment space as part of the final stages of the regeneration.

**Objective 9** - *To use our assets, knowledge, skills and expertise to support the continuing regeneration of Bracknell Town Centre, working with Bracknell Regeneration Partnership & other partners and to explore the possibility of developing a joint venture arrangement.*

#### **Artist impression of Horseshoe Lake Country Park**



### 3.4 People

#### Adult Social Care

- 3.4.1 Adult social care faces significant challenges in providing cost effective services to older persons and to adults with physical disabilities, learning disabilities, or physical or mental illnesses. Property can have a vital role in providing residential and day facilities to these different client groups. There are currently feasibilities being carried out at Heathlands, Bridgewell and The Lodge to assess their suitability for a residential dementia scheme, an LD scheme and a residential scheme for people with special needs. A requirement has also been identified for a community hub which would be available for people with learning difficulties as well as the wider community.

**Objective 10** - *To provide strategic property advice and to utilise existing assets in bringing forward key schemes to enable the delivery of Adult Social Care services.*

#### Children's Social Care

- 3.4.2 Facilities for Children's Social Care are situated in three locations all near to the town centre. 76 Binfield Road, which is occupied by the Youth Offending Service has been identified as a property that may have potentially high maintenance costs in the future and should form part of a property review. Larchwood is a facility in Portman Close which is used for children's respite accommodation and has been identified as requiring expansion.

**Objective 11** - *To provide strategic property advice and to utilise existing assets in bringing forward key schemes to enable the delivery of Adult and Children Social Care services.*

**Heathlands Residential Care Home**



**The Bridgewell Centre**



## Housing and Homelessness

- 3.4.3 The Homeless Reduction Act came into force on the 3rd April 2018, requiring the Council to work with customers who are potentially homeless and developing personal housing plans to help prevent homelessness. Over the last 3 years 46 houses have been purchased which are being used to help manage the level of homelessness. In addition to this the Council uses private sector leasing and bed and breakfast to provide temporary accommodation for single homeless households.
- 3.4.4 The Council works closely with registered providers and endeavours to maximise the opportunities for affordable housing in the Borough. Being located in the South East of England where property prices are very high, there are significant challenges in finding ways of providing sufficient quality low cost and affordable housing to meet the local need.

**Objective 12** - *To actively manage the stock of temporary accommodation to provide the right balance of purchased housing, Private Sector Leasing and bed and breakfast to support the reduction of homelessness.*

**Objective 13** - *Through the use of Council assets and the Local Development Plan to secure Affordable housing within Bracknell Forest. Encourage development of the delivery of housing supply through mixed use development schemes.*

## Early Intervention, Early Help & Communities

- 3.4.5 The authority owns a total of 4 Children's Centres across the Borough and 4 Youth Centre. A feasibility is currently being carried out for the provision of a youth facility in the town centre which will meet the demand of the borough for the future.

**Objective 14** - *To finalise the feasibility for a new town centre youth facility.*

**Clement House**



## Education

- 3.4.6 There is a statutory requirement for all local authorities to produce an asset management plan for their community schools. For 2018-2019 the plan has been produced on a single page which is set out below, with an additional appendix 9 setting out the expenditure required relating to the prioritised repaired works for the coming year. This plan sets out an overview of school sufficiency and summarises the needs for investment and how the authority priorities work.
- 3.4.7 Over the last 3 years, 2 secondary schools and 4 Primary schools have been transferred to Academy Status. The National Audit office produced data this year setting out that nearly 7000 schools had been converted to academies up to Jan 2018 with 72% of secondary schools and 27% of primary schools being academies. Bracknell forest is well below the national average.
- 3.4.8 Early this year Blue Mountain Village school was built and opened under Kings Academy and Kings Academy Oakwood is currently under construction.

***Objective 15** - To align property decisions with education strategic objectives and outcomes set out in the Council's local development plan, environmental and local economic development strategies. In particular, this work will focus on managing the supply of school places across the Borough.*

***Objective 16** - To provide new schools which is value for money as required to meet pupil place needs in future years and to ensure the smooth transfer of new and existing schools to academy status.*

### 3.4.9 Asset Management Plan for Schools 2018 - 2022

- 1 **Statutory Requirement:** Section 251 guidance states that preparation and review of an Asset Management Plan for community schools is a local authority statutory duty.
- 2 **Scope:** There are 26 community schools in Bracknell Forest.
- 3 **School Sufficiency:** There is currently a surplus of school places across the Borough. Existing school capacity is derived from Net Capacity Assessments, and demand for any new school places is derived from forecasts in the annual School places Plan (SPP). The forecasts take into account demographics and new house building. Kings Academy Oakwood is the only (1FE primary) school currently in construction, but the Council is considering the future requirement for up to three more primary schools in the future, subject to demand for school places in future years. A summary of existing school suitability is set out by school on the table attached as appendix 8.
- 4 **Capital Expenditure:** The AMP only considers capital investment in sites and buildings, based on the de-minimis level for capital expenditure set by Bracknell Forest Council of £2,000. Items costing less than £2,000 are classified as revenue expenditure and do not fall within the scope of the AMP.
- 5 **Identified Need for Investment:** The Council undertakes building surveys for Suitability by benchmarking existing school buildings against current DfE building design guides for new schools BB102 and BB03 Condition. Separate surveys are also undertaken to identify physical Access and Condition works. All the above information is held as data on an Asset Management database

which is web-hosted and is accessible to schools via a Service Level Agreement. Total identified need can be summarised as follows:

- **Condition:** There is £45.3m of condition work in schools, of which £1.7.1m is priority 1. Schools contribute 10% of the cost of planned maintenance works undertaken by the Council up to a maximum ceiling of 75% of the school's annual Devolved Formula Capital grant allocation.
  - **Suitability:** There are only six priority 1 items for Suitability in schools, following a sustained programme of targeted suitability works in previous years.
  - **Access:** There is £2.4m of Access work in schools of which £0.38m is priority1. The highest priority for funding is however compliance works required for individual disabled children, young people and adults.
- 6 Prioritisation:** Prioritisation for capital investment is derived from the strategic themes in the Council Plan, from the building surveys themselves, from works that will prevent significant disruption or school closures, and also any works required to meet statutory obligations.
- 7 Capital Programme:** Each year the Council approves the Education Council Capital Programme including consideration of bids for capital works from schools. Individual capital projects are then implemented in schools, with the majority of works taking place over the summer holiday period.
- 8 Surplus accommodation:** Where surplus space is created in school buildings e.g. following a reduction in admission numbers, the potential is assessed for alternative use by the local authority, for community use, or by external organisations, subject to the proposed use being compatible with the operation of a school site. Safeguarding considerations apply in considering utilisation of surplus accommodation on school sites.
- 9 School Site and Floor Plans:** The Council maintains CAD drawings of community school sites and buildings which are periodically updated following completion of significant building works on site. The plans provide the frame of reference for the building surveys, and schools also use them to plan the use of rooms, the allocation of space and the management of their sites and buildings.

**Artist Impression: Kings Academy**



**Garth Hill College**



### 3.5 Organisational Development, Transformation & HR

#### Community development

- 3.5.1 One of the key community development objectives in the Borough is to work in partnership with voluntary organisations and to support our communities by empowering them to control and assist in the management of local assets. The Council is working closely with Parish and Town Councils on the proposed transfer of new and existing community facilities to come under their management.
- 3.5.2 With rapidly changing demographic diversity in the Borough the authority has a place shaping role in enabling groups to have a location for their community activities and the use of Council assets is an important element of this.
- 3.5.3 Property has had a significant impact on the transformation programme over the last 3 years through the provision of accommodation for teams, looking at alternative uses for assets and identifying properties which could be disposed of for a capital receipt such as residential property used for staff occupation.

**Objective 17** - *To provide support and strategic property advice across the Council for all Transformation Programme and specific projects which are likely to have some property related matters affecting achievement of their intended outcomes. .*

**Objective 18** - *To agree transfer of new community facilities at Blue Mountain, Warfield and Crowthorne to the respective Parish Councils*

**Objective 19** - *To assess any future proposals for new community centres on an individual basis having regard to the community needs of the area and service needs for the Council.*

**Objective 20** - *To take on an enabling role in supporting different groups in establishing a community identity, whilst ensuring that the Council obtains best value for its assets.*

**Jennett's Park Community Centre**



**Bullbrook Community Centre**



## 4.0 GOVERNANCE AND DECISION MAKING

- 4.1 The Asset Management Board is the main governing board for delivering the asset management plan and takes on the role of corporate landlord. It is chaired by the Director of Delivery and is attended by senior officers representing service directorates. The group meets five times per annum with formal agendas and minutes.
- 4.2 The AMB has the role of Corporate Landlord for the authority.
- 4.3 The Group's Terms of Reference are set out below:
1. To consider how the Council's assets can align with the Council's priorities to deliver services.
  2. To be the strategic management board and work with key partners (e.g. through the 'One Public Estate' and the 'Integrated Care System' (ICS) and Local Enterprise Partnership (LEP)).
  3. To make strategic recommendations to Corporate Management Team and the Executive on the purchase, disposals, re-use and maintenance of BFC property to support the Council Plan and ensure optimal use of all property assets across the Council, in accordance with the approved Asset Management Plan.
  4. To oversee appropriate governance of all property matters relating to Bracknell Forest Council property assets.
  5. To direct and oversee the work of the Asset Management Working Group.
  6. To monitor the property aspects of the Council's Capital Programme and evaluate submissions for future programmes.
  7. To be the primary property advisory board across the authority driving efficient space utilisation and cost (of occupancy) management.
  8. To ensure all property is compliant with relevant legislation.
  9. To review and evaluate/prioritise requests for additional property accommodation, proposals for the re-utilisation of existing property space and the disposal/redevelopment of surplus property, across the Council.
  10. To maximise income generation where appropriate

### **Corporate Landlord**

- 4.4 The concept of a Corporate Landlord is that the ownership of an asset and the responsibility for its management and maintenance is a centralised function. In the past, all capital repair works and all surplus properties are centralised decisions and came under the overview of the AMB. Widening the corporate landlord role now means that the AMB is responsible for making decisions on the change of use of accommodation and options for space which is under-utilised. It is also proposed that the repair and maintenance of all Council property comes under one centralised budget.

**Objective 21** - *To centralise and co-ordinate property decisions at a corporate level through the Asset Management Board, taking on the role as Corporate landlord for the authority and ensuring that capital spending and investment is prioritised and monitored in accordance with the approved capital programme.*

**Objective 22** - *To carry out feasibility exercise for the centralisation of all repair budgets in consultation with service teams.*

## 5.0 ASSET MANAGEMENT WORKING GROUP

- 5.1 The Strategic property group is responsible for reviewing property and for finding property solutions which lead to capital receipts from disposals, improved service delivery, financial savings and income generation.
- 5.2 The key aims are:
1. To undertake “task and finish” projects relating to property assets as directed by the Asset Management Board (AMB).
  2. To report to the AMB and provide options and recommendations in relation to specific asset management work.
  3. To identify opportunities for the optimal use of Bracknell Forest Council properties within the Council or in partnership with external partnerships and the third sector such as One Public Estate, Integrated Care System or Parish and Town Councils and Community Groups.
  4. As instructed by the AMB, identified members of the AMWG to represent the Council on specific partnership work streams relating to asset management.
- 5.3 Regular updates on projects which are at the feasibility stage will be reported to the Asset Management Board.

## 6.0 MAINTENANCE AND MANAGEMENT

- 6.1 The Council holds core data on each asset including details of location, construction and other physical characteristics. Corporate Property, (Construction & Maintenance section), inspects key buildings and high risk properties annually, other essential service buildings every three years and non-essential buildings every five years.
- 6.2 This results in a priority list of repairs and maintenance which forms the basis of the maintenance programme for the following financial year. Whilst all urgent repairs are dealt with as a priority and as soon as practical, lack of financial resources makes any significant reductions in the schedule of less urgent repairs and maintenance very difficult. Whilst this is a concern it should be noted that major incidents of building component failure have been negligible in the last five years.
- 6.3 Corporate Property provides advice on all statutory building management obligations (including health & safety requirements such as asbestos and water testing) across the portfolio.
- 6.4 The Council employs an Energy Manager who advises on Energy efficiency matters. Duties include:
- Ensuring the Council complies with the current Building Energy Performance Directive Legislation
  - Management of all gas, electricity, and fuel oil supplies across all Council buildings and schools

**Objective 23** - *To ensure that property and facilities management principles and standards are adopted to ensure building efficiency, improved service performance and value for money, in a satisfactory condition, safe, accessible for people with disabilities and which comply with relevant statutory requirements and financial reporting requirements*

## 7.0 PARTNERSHIPS

- 7.1 A One Public Estate Partnership has been formed to develop plans to drive better value from this collective asset base in order to add value, deliver new housing, job creation through economic growth, to transform service delivery and to secure efficiency across the Public Estate – truly, to deliver better for less. The Berkshire Property Partnership was established in 2016, a partnership of six local authorities, the NHS, Police and Fire services and the LEP. The group meet on a regular basis once a month to work collaboratively on projects appropriate to the area which deliver enhanced opportunities through joint working arrangements.
- 7.2 At its heart, the programme is about getting more from collective assets - whether that's catalysing major service transformation such as health and social care integration and benefits reform; unlocking land for new homes and commercial space; or creating new opportunities to save on running costs or generate income. This is encompassed in three core objectives:
1. Creating economic growth (new homes and jobs).
  2. Delivering more integrated, customer-focused services.
  3. Generating efficiencies, through capital receipts and reduced running costs.
- 7.3 The Council is working with the Police to ensure that the built environment and new development is sensitive to crime reduction priorities. This is particularly important in the new Bracknell Town Centre development.
- 7.4 Bracknell forest is an active member of Thames Valley Berkshire LEP. The Council works alongside businesses and other unitary authorities in Berkshire to bring about sustainable economic growth of the Thames Valley Berkshire [TVB] sub-region through the implementation of a Strategic Economic Plan.
- 7.5 Bracknell Forest is part of the Frimley Health and Care Sustainability and Transformation Partnership [STP] which is currently developing into an Integrated Care System. The Council is represented on the STP Estates Strategy Group by the Assistant Director: Property where the use of assets can be considered in assisting to deliver the priorities of the constituent organisations.
- 7.6 The Borough Council continues to work closely with the Town Council and Parish Council's in the borough; on the management and provision of public W.C.'s, play areas and public open space. Bracknell Forest Council will continue to engage with public, private and voluntary, community and faith sector partners to deliver services which are value for money and to use property resources efficiently.
- 7.7 The Council set up in 2015 a company which it wholly owns, Downshire Homes Ltd [DHL]. DHL has been provided with loan finance by the Council with an obligation to procure residential property. As a condition of the loan finance the Council has nomination rights over the properties. A total of 46 houses have now been purchased and DHL is responsible for the management, maintenance and long term investment in the properties.
- 7.8 The Council has worked closely with a number of Registered Providers [RP] on the provision of new affordable housing schemes in the Borough. Recent transactions with RPs include Downside and Amber House.

## **Appendices**

- **A1 – Definitions used in Asset Management**
- **A2 – Property Asset Register**
- **A3 – Summary of Capital Programme Report to Executive for 2018-21**
- **A4 – Property Maintenance Priority Grade Definitions**
- **A5 – Property Condition Survey Summary 2018**
- **A6 – List of Main Assets**
- **A7 – List of Objectives**
- **A8 – Summary of School Suitability Need**
- **A9 – Summary of School Condition Need**