

## Appendix 1

### How we have delivered the Strategy 2022 - 2025

#### Priority One: Strategic delivery of the Asset Strategy

<b>Action</b>	<b>By When</b>	<b>Lead</b>	<b>Progress</b>
Establish an Asset Champion responsible for the Asset Management Service and delivery of the Asset Strategy by appointing an Assistant Director for Assets	November 2022	Director Regeneration and Place	Action Complete. Assistant Director for Property and Investment appointed.
Commence implementation of Corporate Landlord Model (CLM) for assets including a complimentary financial structure	December 2022	Assistant Director Property & Investment	CLM onboarding process has commenced. First pilot tranche of assets (Adult Day Care Service) has been completed with asset inspections scheduled for wider cohort of assets.
Establish Corporate Property Board (CPB) reporting to Strategic Leadership Team with Terms of Reference	December 2022	Assistant Director Property & Investment	Action Complete. CPB meets regularly (once a month) with representatives from Asset Management and Service Leads.
Commence programme to deliver Asset Information Packs for Review	December 2022	Assistant Director Property & Investment	Action Complete. Due diligence work has been completed for each asset as part of CLM onboarding.
Review Asset Strategy	November 2024	Assistant Director Property & Investment	Revised Asset Strategy scheduled for March 2025 Committee.

## Priority Two: Disposal Programme

Action	By When	Lead	Progress
Agree Asset Strategy	9 November 2022	Policy & Resources Committee	Action Complete. Approved by Policy & Resources Committee 9 November 2022.
Agree 5-year disposal plan to meet the requirements of the Capitalisation Directive	30 November 2022	Director of Resources (Section 151 Officer)	Action Complete. Approved by Policy & Resources Committee 24 July 2023.
Complete five-year disposal plan	End of financial year 2027/28	Assistant Director Property & Investment	Ongoing. Disposals are being progressed as part of Business as usual. <sup>1</sup>
Develop phased programme of disposals that will result from further Council assets being reviewed and declared surplus	December 2023 and Ongoing	Assistant Director Property & Investment	Ongoing. This is identified as part of the Revised Strategy's Priority Two: Delivery of Capital Receipts.

## Priority Three: Strategic Management of Operational Assets

Action	By When	Lead	Progress
Commence a strategic review of all key operational assets to ensure they are cost effective and efficient to	May 2023	Assistant Director Property & Investment	Ongoing. Captured as part of the Corporate Landlord onboarding process

<sup>1</sup> Disposal Update Report - submitted to P & R Committee 11 December 2024

Action	By When	Lead	Progress
meet service needs. Key principles are co-location/ multiple use and maximisation of assets			
Undertake assessment to identify 'significant buildings' key to delivering core activity and/or statutory functions – to ensure we build resilience against loss of service	March 2023	Assistant Director Property & Investment	Action Complete. Mallory Building and Wallasey Town Hall have been set as our main buildings.
Ensure all leases are up to date and reviewed regularly	March 2023	Assistant Director Property & Investment	Ongoing. <sup>2</sup>
Ensure Income is being maximised	March 2023	Assistant Director Property & Investment	Ongoing.
Create a central monitoring mechanism for Asset Programmes and Projects to manage asset activity, expenditure and project assurance	December 2022	Assistant Director Property & Investment	Ongoing.

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<sup>2</sup> Commercial Property Update Report - submitted to P & R Committee 11 December 2024

#### Priority Four: Asset Transfer, Community Asset Transfer and Community Wealth Building

Action	By When	Lead	Progress
Undertake audit of community, voluntary and faith sector assets to provide evidence base	May 2023	Assistant Director Property & Investment	Not progressed.
Agree a policy for broader Asset Transfer (policy for Community Asset Transfer already in place)	January 2023	Assistant Director Property & Investment	Not commenced. It is proposed that the overall approach to disposal of assets will be covered in a future revision of the disposal policy. It is proposed that a combined acquisition and disposals policy will be developed to cover all property transactions.
Progress agreed asset transfers/community asset transfers in line with policies	On-going	Assistant Director Property & Investment	Ongoing. <sup>3</sup>

<sup>3</sup> Community Asset Transfers are reported on the Council's Web Pages [Community Asset Transfer | wirral.gov.uk](https://www.wirral.gov.uk)

### Priority Five: Using assets for delivery of Regeneration and Housing

Action	By When	Lead	Progress
Identify Council assets required to support regeneration/housing programmes	December 2022	Corporate Property Board	Ongoing. Managed through the Housing Delivery Board and identified on the local plan.
Identify and agree surplus Council sites to support housing development on brownfield sites	December 2022	Corporate Property Board	Ongoing. Managed through the Housing Delivery Board and identified on the local plan.

### Priority Six: Reduce the impact of the Estate and Services on the Environment

Action	By When	Lead	Progress
Ensure Managers within Assets Management receive Carbon literacy training	March 2023	Assistant Director Parks and Environment	Complete.
Undertake a programmed review of gas boilers and develop a program of replacement with low carbon technologies	December 2023	Assistant Director Property & Investment	Ongoing.
Include consideration of the environmental impact of an asset in the asset review process	March 2023	Assistant Director Property & Investment	Ongoing. Environmental impact, in terms of carbon emissions, is one of the factors considered as part of the development of Public Sector Decarbonisation Scheme (PSDS) grant applications.

			Environmental impact is actively considered when reviewing assets alongside other factors, such as building condition.
Develop design guidance to reduce the carbon emissions and the environmental impact and improve performance of council assets through their lifecycle	March 2023	Assistant Director Property & Investment	Not commenced. It is proposed that this matter will be investigated supported by LG partners.
Complete a programme of Energy Performance Certificates and Display Energy Certificates for council assets	December 2023	Assistant Director Property & Investment	Ongoing. This work is ongoing with relevant procurement work progressing.
Develop a decarbonisation plan for all council assets	December 2023	Assistant Director Property & Investment	Ongoing. Work is currently underway to submit bids for Central Government Public Sector Decarbonisation Scheme (PSDS) grants. Additional work is underway to release assets that the Council no longer requires (for example July 2023 P&R Cttee decision to release surplus assets).
Undertake benchmarking to ensure energy and environmental reporting systems are supported and resourced	December 2023	Assistant Director Property & Investment	Ongoing. Utilities are benchmarked as part of the procurement process.