

SMDC Key Projects from the Strategic Asset Management Action Plan

The tables below sets out the top priority projects that have come out of the work undertaken so far on the strategic asset management action plan. The initial actions have been identified for each of the key projects, which with further action, analysis and review could bring about efficiencies and savings to the Council's General Fund portfolio.

Through the work undertaken to date, the strategic asset management plan has allowed for the identification of assets with potentially high capital and/or revenue expenditure or, the identification of another key factor making that asset a priority for review. Assets have been grouped accordingly, to broadly define the priority project areas and the key high level actions required in each of those project.

The priority projects are those as identified at Q2 2023, the priorities shall be kept under review to ensure focus is given to key projects and areas of work.

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| Project 1: | Accommodation Review (core buildings) |
| Sites: | Moorlands House, Leek Biddulph Town Hall, Biddulph Nicholson Institute, Leek. |
| Action: | Review current Council and third party occupations – for third parties, understand terms/rental income and requirements going forward Consider the Council's future needs and the needs of third parties. Calculate requirements of space needed and space plan accordingly. Obtain specialist advice specifically on surplus space identified in planning, alternative use, valuation advice Quantify cost for make changes to the buildings. Consider other Council sites that could provide work space, strategically located throughout the district, if appropriate. |
| Proposed Outcomes: | Understand the Council's and third party requirements and future needs to develop future strategy. Identify and quantify surplus space and consider future options. Potential to generate capital receipts and/or generate increased income. Potential capital spend to future proof assets. |
| Timescales: | Q4 2023 – Q2 2024 For decision making on future requirements following review. Q3 2024 – onwards, for implementation of approved actions |

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| Project 2: | Accommodation Review (non-core buildings) |
| Sites: | 1 Market Place, Leek and Fowlchurch Depot, Leek |
| Action: | <p>Review current Council and third party occupations – for third parties, understand terms/rental income and requirements going forward</p> <p>Consider the Council's future needs and the needs of third parties. Calculate requirements of space needed and space plan accordingly.</p> <p>Obtain specialist advice specifically on surplus space identified in planning, alternative use, valuation advice</p> <p>Quantify cost for make changes to the buildings.</p> <p>Consider other Council sites that could provide work space, strategically located throughout the district, if appropriate.</p> |
| Proposed Outcomes: | <p>Understand the Council's and third party requirements and future needs to develop future strategy.</p> <p>Identify and quantify surplus space and consider future options.</p> <p>Potential to generate capital receipts and/or generate increased income.</p> <p>Potential capital spend to future proof assets.</p> |
| Timescales: | <p>Q4 2023 – Q2 2024 For decision making on future requirements following review.</p> <p>Q3 2024 – onwards, for implementation of approved actions</p> |

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| Project 3: | Leisure Transformation |
| Sites: | Brough Park Leisure Centre Leek, South Moorlands Leisure Centre, Biddulph Valley Leisure Centre Biddulph |
| Action: | Implement Leisure Transformation Plan. Assets team to support Service Commissioning in delivery of plan. |
| Proposed Outcomes: | <ul style="list-style-type: none"> • Savings on revenue and running costs • Savings of capital expenditure • Efficient and future proofed assets |
| Timescales: | In accordance with external funding timescales. |

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| Project 4: | Waste Depot Review |
| Sites: | Fowlchurch Depot, Leek and Fowlchurch Countryside Resource Centre, Leek |
| Action: | Asset Team to review with Service Commissioning the feasibility work completed to date and identify future needs for the service. Consider obtaining external specialist advice to develop strategy for waste sites. |
| Proposed Outcomes: | Generate efficiencies. Potential to generate capital receipts/revenue income stream. Potential to reduce revenue costs and capital cost liabilities. Potential capital spend required to invest to create fit for purpose and future proof assets. |
| Timescales: | Target Date for actions: Q1 2024 Output: Q4 2024-Q2 2026 |

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| Project 5: | Review Future Options (Asset Challenge) Includes Disposals: Commercial & Other |
| Sites: | 1 Market Place Leek, Bus Station Kiosk Leek, Site of former Public Con. Ball Haye (Disused) Leek, Public Con. Mill Street (Disused), Public Con. Wharf Road (Disused), Air Training Cadets Building, Ball Haye Cottage Leek, 3 Stockwell Villas Leek, 4 Stockwell Villas Leek, 21 Market Street Leek. |
| Action: | Review future options for sites to ensure efficient and fit for purpose portfolio of assets to deliver the Council services. Consider options to mitigate ongoing capital and revenue liabilities. Support where appropriate community/charity uses. Support community/charity uses to obtain external funding to assist with upkeep and running costs of buildings, where appropriate. Consider options to dispose or bring back in to use 'out of use' assets. Consider commercial disposals via market sale or auction sale. Consider disposals via Community Asset Transfer, lease re-gear and/or lease surrender to mitigate ongoing capital and revenue liabilities. Invest to future proof asset, if appropriate. |
| Proposed Outcomes: | Remove ongoing capital and revenue liabilities and costs. |

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| | <p>Protect community uses where appropriate</p> <p>Potential capital receipt and/or capital spend to future proof asset.</p> |
| Timescales: | Q2 2024 -Q2 2026 |

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| Project 6: | Regeneration: Leek |
| Sites: | Buttermarket and Market Hall / Leek Market Halls, 8 Market Place & 8A Market Place |
| Action: | Implement Buttermarket and Market Hall regeneration scheme. Assets Team to support Community Services Team in delivery and implementation of Levelling UP Fund (LUF) approved funding/scheme. |
| Proposed Outcomes: | <p>Delivery of regeneration scheme for Leek.</p> <p>Savings on revenue and running costs.</p> <p>Savings of capital expenditure.</p> <p>Efficient and future proofed assets.</p> <p>Improve market operations</p> |
| Timescales: | In accordance with external funding timescales. |