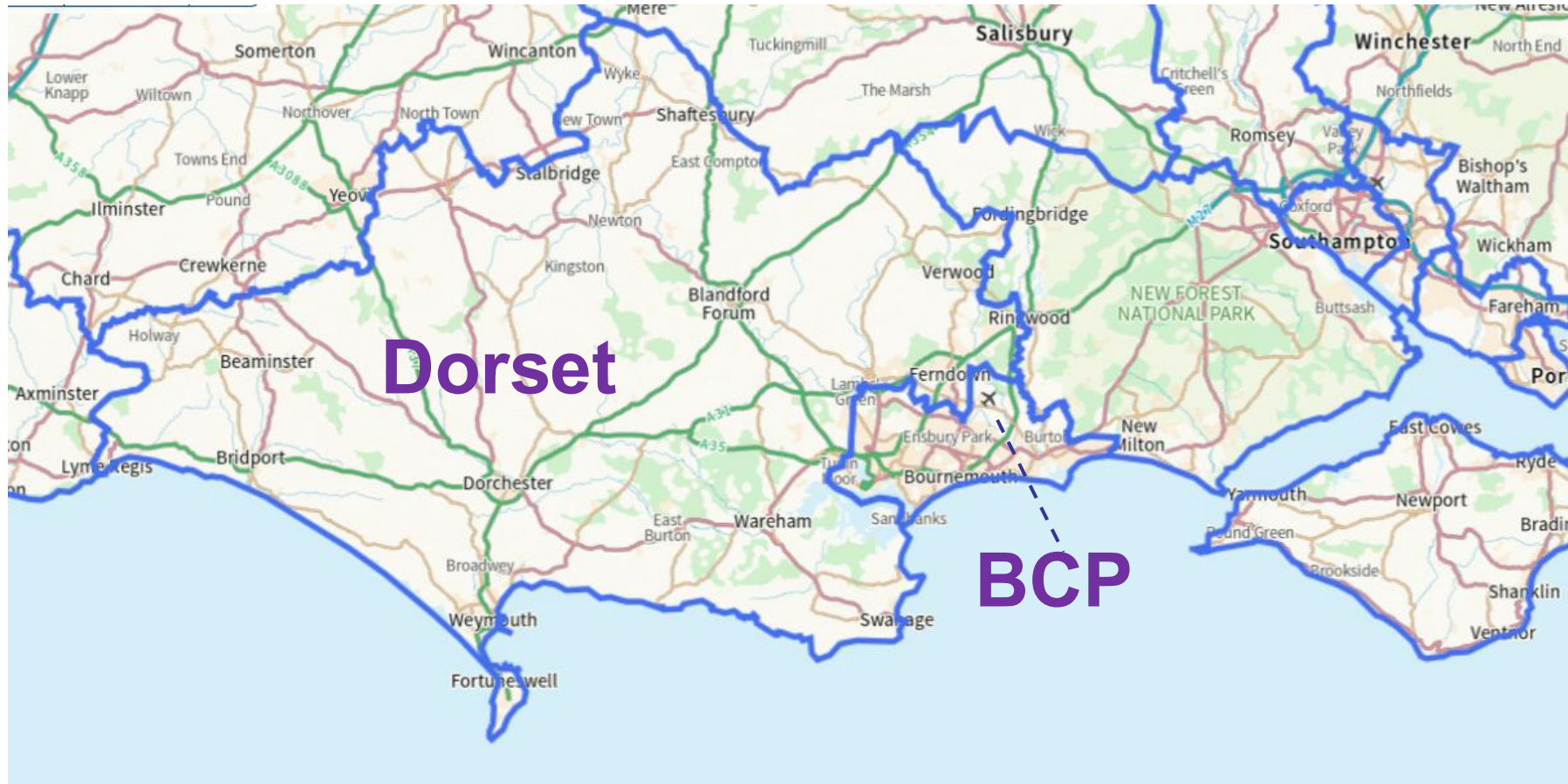


# **LGR support: Asset management**

## **Spotlight presentation 1: Dorset 2018/19 and wider perspectives**

**Mike Harries, Senior Partnerships Manager,  
One Public Estate, LGA**

# Dorset, Bournemouth, Christchurch & Poole



# Dorset LGR 2018-19

- 7+ years ago, each round of LGR differs
- Dorset started strong - Joint Asset Management Board, led by BC/DC Chief Executive
- A common GIS layer for all public property
- Plan for the aggregation, disaggregation & transfer
- Had high level picture - However, the details matter!

# Successes and reflections

- ✓ Collation of core data: what is it, where is it, what is it used for, what is our interest FH, LH (PFI)?
- ✗ Condition, Capacity (utilisation), Compliance data
  - (IR)Relevance? - Sufficiency, Suitability (no common basis)
  - “Why?” in terms of previous strategies, negotiations
  - Key staff turn-over, loss of critical corporate memory,

# LGA advice:

**Asset management issues -  
between submission and decision**

# Initial Priorities

- Known knowns, Known unknowns, Unknown Unknowns  
*“it is the latter category that tends to be the difficult ones”*
- How good is your current estate data?
  - *Are any councils in your area exemplars?*
- Do your housekeeping!
  - Data cleanse, systems, licences, contracts
- Capture & record soft intel
  - What is it that “everyone knows” but only exists in their heads?!

# How much detail?

- **KIS(S)** principles apply!
- What already exists?
- Asset Register - Core data: What is it, Where is it, What is it used for, What is our interest FH, LH, PFI ?
- Capture & collate - Condition, Capacity, Compliance data
- Ask yourself - Are any properties in the wrong place?  
*(Most will transfer based on geography)*

# Geography rules!

**DorsetExplorer** Help Change version

Enter a search Search

**BCP Council**  
Publication Draft BCP Local Plan

Location: Enter postcode, street or house name

**Layers**

- CountrySide
- Cycling
- Dorset Co
- Terrier -
- Terrier -
- Site Reg
- Building
- Lettable
- Lettable
- Agreem
- Dispose
- Education
- OS Histori
- Flooding i
- Land Regi
- National I

**revert data. Click on tick box to display data.**

- Administrative boundaries
  - BCP boundary
  - Wards
- Proposed BCP Local Plan
  - Development strategy
  - Tackling climate change
  - Our natural environment
  - Our built environment
  - Homes
  - Prosperous economy
  - Connectivity and transport
  - Other designations
- Neighbourhood Plans
- Minerals and Waste
  - Allocated waste sites
  - Adopted minerals sites
  - Safeguarded minerals sites
  - Safeguarded waste sites
  - Minerals safeguarding areas

*\* These designations are not defined by the BCP Local Plan. They are therefore subject to change during the lifetime of the plan.*

*\*\* Only public spaces over 0.1ha in size are shown*

Oddities & anomalies

eg Dorset Strategic Waste Depot,  
Cleveland County Council & Middlesbrough (1996)

# LGA advice:

**Asset management issues -  
between decision and vesting day  
(Day#1)**

# Planning & Preparing for Day#1 (&2)

- **#SAFEANDLEGAL** on Day#1 can become all consuming
  - Focus on basic “**hygiene factors**” - *operational plan* for all locations
- **What continues?** - V - What (*may*) stop?
- Build on asset register planning work done ahead of decision
- **Existing asset strategies** - what aligns, conflicts and risks?
- Work with what you have!
- **Avoid decisions in haste ...**
- Day#2+ Transformation begins ... “continuity counts, until changed”

# Other issues

- MHCLG – Structural Change Orders -Transitional duties

The Secretary of State considers that... [organisations affected]...**should have a say on ...** whether any agreement(s):

**will be in the best interests** of the new councils or the residents

**do not undermine or diminish** the benefits & savings... anticipated

- MHCLG S24 Directions

Minister can give the new council a role in decisions of the predecessor councils:

- Disposals (£100k+)

- New capital contracts £1m+, New revenue contracts £100k+ (or variations)

- **Current capital programme** presumption to continue, unless a significant change

Adopt common sense principles and ensure appropriate skills/capacity are in place

# *To infinity and beyond!*

*Beyond Day#1 New unitary councils will develop service (transformation) plans...*

*Our role is to align asset strategies and plans to enable transformation, and optimise the estate to help deliver the “new” corporate vision*

# Guidance



Balance Sheet Framework  
**Managing government's assets and liabilities**

November 2025

*Draft Legislation: This is a draft item of legislation. This draft has since been made as a Statutory Instrument: The Bournemouth, Dorset and Poole (Structural Changes) Order 2018.*

*Draft Order laid before Parliament under section 240(6) of the Local Government and Public Involvement in Health Act 2007, for approval by resolution of each House of Parliament.*

DRAFT STATUTORY INSTRUMENTS

2018 No.

LOCAL GOVERNMENT, ENGLAND

The Bournemouth, Dorset and Poole (Structural Changes) Order 2018

Made . . . . .  
 Coming into force in accordance with article 1

The Secretary of State for Housing, Communities and Local Government makes the following Order in exercise of the powers conferred by sections 7, 11, 12 and 13 of the Local Government and Public Involvement in Health Act 2007 (‘the 2007 Act’).  
 This Order implements a proposal, submitted to the Secretary of State under section 2(2) of the Local Government and Public Involvement in Health Act 2007, that there should be a single tier of local government for Bournemouth, Dorset and Poole.  
 That proposal was made by Bournemouth Borough Council, Dorset County Council, North Dorset District Council, Poole Borough Council, West Dorset District Council and Weymouth and Portland Borough Council, acting jointly.  
 A draft of this Order was laid before and approved by a resolution of each House of Parliament in accordance with section 240(6) of the 2007 Act.

PART 1  
 GENERAL

**Citation and commencement**  
 1. This Order may be cited as the Bournemouth, Dorset and Poole (Structural Changes) Order 2018 and comes into force on the day after the day on which the Order is made.

(1) 2007 c.18  
 (2) Section 2 was modified, in its application to Dorset County Council, the district councils in the county of Dorset and Bournemouth and Poole Borough Council, by S.I. 2018/XXXXX.

place-based asset management

Managing public sector property to support aligned local public services



Strategic public sector property asset management

Global  
 3rd edition, September 2021



Devolution and LGR hub

Devolution and LGR: LGA support

Devolution and LGR resources

# LGA Support

- **Strategic Asset Support:**
  - Ph 1 Desktop review, prior to Vesting Day,
  - Ph2 Asset Peer Challenge post Vesting Day
- **Council Housing:**
  - maintaining momentum with housing pipeline and build through Local Government Reorganisation

Via:

<https://www.local.gov.uk/our-support/lga-principal-advisers-and-regional-teams>

<https://www.local.gov.uk/our-support/one-public-estate>

<https://www.local.gov.uk/choss>

