

# East Sussex County Council Asset & Investment Strategy

At East Sussex County Council, we're happy to evolve and do things differently and this is reflected in the objectives we've set out.



**Councillor Nick Bennett**  
*Deputy Leader and Lead Member for Resources*

“ we continue to challenge our own processes and assumptions  
to drive the best outcomes for our property estate.”



## East Sussex County Council in figures:

- ESCC owns or operating in over **9,000** plots of land (including highways)
- We have around **470** building assets
- This totals at a gross internal floor area, around **717,000m<sup>2</sup>**



# **Asset Management Policy**

**2020 - 2025**

# Asset Management Objectives

The Council has published eight asset management policies dealing with the way that it manages its property assets (acquisitions, leasing, compliance, maintenance, sustainable buildings, disposals, community asset transfer and carbon).

ESCC has also established the clear principles under which we will manage our assets base.



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Manage and maintain property effectively, efficiently and sustainably, optimising financial return and commercial opportunities from the rationalisation and disposal of land and buildings	To use land and buildings to stimulate development and growth, together with supporting local business needs and encouraging new business to the area	To promote partnership joint working where it will provide benefits for service delivery and in securing efficiencies
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# Our Assets

The key drivers for the programme:

- **Closing the buildings we don't need** – operating efficiently within the office buildings **that we need and disposing of the buildings we don't require based on Business and Service led strategic changes**
- **Acknowledging Climate Change and using less energy** – improving energy efficiency in our offices and other buildings and reducing running costs
- **Optimising income** – protecting existing income streams from assets (such as the Civic Centre Car Park) and investing in buildings where additional income can be generated
- **One Public Estate** – enabling Public Sector providers to collaborate on strategic planning and management of their land and buildings as a collective resource
- **Best Value** – We will work with the private sector where possible to ensure early engagement. This will need to be done within the framework of the Council's requirements to ensure "Best Value", transparency and relevant governance.

# Use land and buildings to stimulate development

ESCC plan to manage and maintain property effectively, efficiently and sustainably, together with optimising financial return and commercial opportunities from the rationalisation and disposal of land and buildings

- **We will challenge the current use of assets and identify co-location opportunities, to include partners, resulting in rationalisation and disposal of our land and buildings where appropriate**
- We will seek efficiencies in occupancy and utilisation and continue to introduce new ways of working
- We will seek to optimise financial return and commercial opportunities
- We will ensure that property is as sustainable as possible in design, construction, operation and maintenance
- We will reduce energy and water consumption, and CO2 emissions, using renewable energy where appropriate, to achieve carbon neutrality by 2050

# Use land and buildings to stimulate development

To use land and buildings to stimulate development and growth, together with supporting local business needs and encouraging new business to the area

- We will use key assets to stimulate and support regeneration and inward investment
- We will utilise available funding for income generation and to create local employment and training opportunities
- We will manage our commercial portfolio effectively, balancing regeneration needs, job creation and income generation
- **We will work with the Districts and Boroughs to identify a future supply of land, suitable for housing and employment needs**



# **Asset Management Strategy**

## **2020-2025**

**Engaging, Listening and Shaping Opportunities**





## Identifying opportunities to unlock value – assets

- (i) Plan ahead working with Districts on ‘Call for sites’
- (ii) Engaging with the market to test site opportunities – early on
- (iii) 2 - 4 strategy sites – potential residential development
- (iv) Partnership/JV, Disposals subject to pp

**How would you like us to engage with you?**