

A Good Practice Guide for Local Government in Northern Ireland

# A Strategic Approach to the use of Public Sector Assets

The  
**Strategic  
Investment  
Board**

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Thursday 21<sup>st</sup> October 2021





**The coordinated activity of an organisation to realise value (monetary and non-monetary) from assets...**

**...The concept of managing assets to add value to the core business of an organisation by, among other things, systematically translating the core objectives of an organisation into a documented plan for assets**

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## The aim of the new guide

The new Guide aims to encourage more **collaboration and consistency in terms of asset planning, asset utilisation and asset investment planning** across the public sector in NI.

The checklist included in the guide will let you audit your current approach to asset management.



# Learning from the SIB Asset Management Unit (AMU)



- > Executive endorsement (2011)
- > Asset Management Strategy (2013)
- > Annual Action Plans



- > NICS AMP Guidance
- > Property Controls
- > AMP SRO's



- > Data (Concerto, GLPR, Energy Database)
- > Whole life costing
- > Benchmarking

## Learning from the SIB Asset Management Unit (AMU)



- > Executive endorsement (2011)
- > Asset Management Strategy (2013)
- > Annual Action Plans

Resource efficiencies = £81m p.a.  
Capital receipts = £223m  
Invest-to-save = £121m



- > NICS AMP Guidance
- > Property Controls
- > AMP SRO's

Asset Champions = x 9  
SIB AM Framework = £5.6 m  
Staff trained = 100 staff



- > Data (Concerto, GLPR, Energy Database)
- > Whole life costing
- > Benchmarking

Asset Register = 11,223 items  
Energy Monitoring = 1,911 GWhs

# Structure and Content

It is structured around *three themes* and *nine principles*.

## 1 Theme 1. Establishing the context for delivery

- Asset Management Strategy
- Asset Management Plan



**Why, What, How and When**

## 2 Theme 2. Governance to support delivery

- Policies
- Leadership (Asset Champion)
- Multi-disciplinary Approach
- Challenge Function



**Creating the conditions to deliver asset management**

## 3 Theme 3. Developing asset management capability

- Asset Register
- Benchmarking
- Performance Management
- Risk Management



**Providing the tools to deliver asset management**



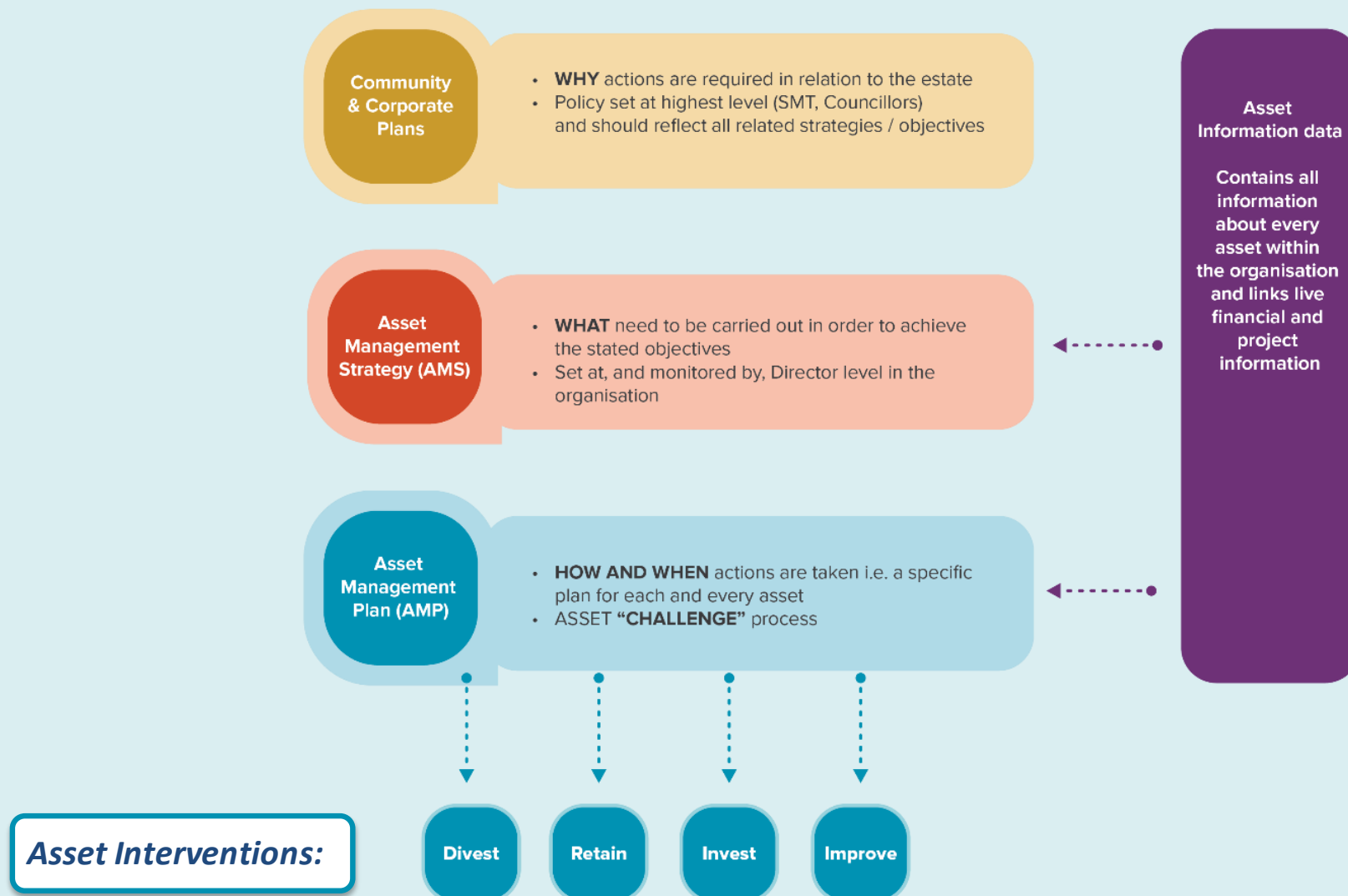
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# Theme One

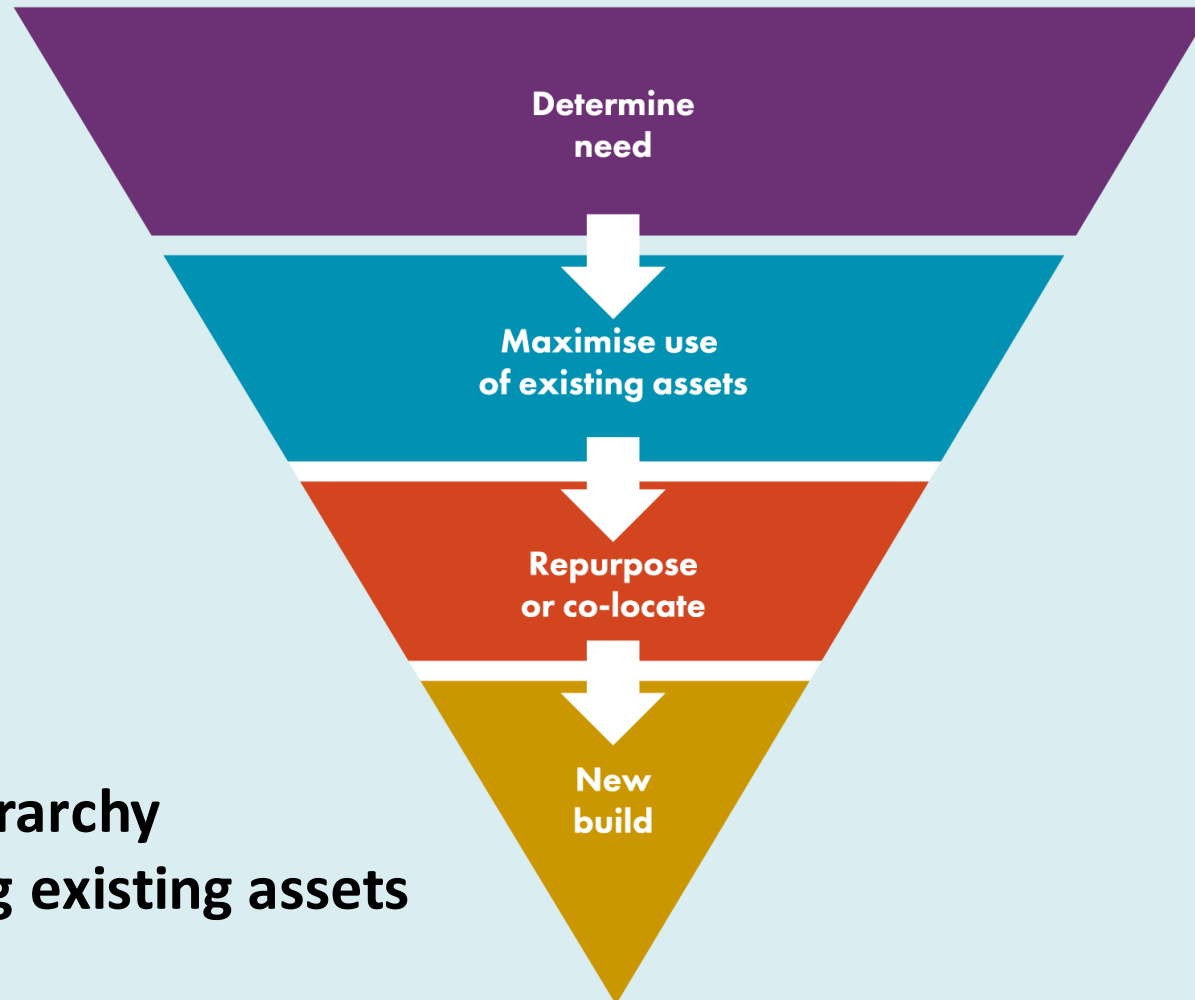
## Establishing the Context for Delivery

# The Local Government Asset Management Framework





# Prioritising Asset Interventions



Scotland  
Investment Hierarchy  
when reviewing existing assets

## *Interventions*

- *Divest*
- *Retain*
- *Invest*
- *Improve*



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## Theme Two Governance to support Delivery

# Creating the conditions for delivery

## *Asset Champion:*

- Work across traditional boundaries
- Challenge the status quo
- Identify opportunities
- Create value
- Mitigate risk





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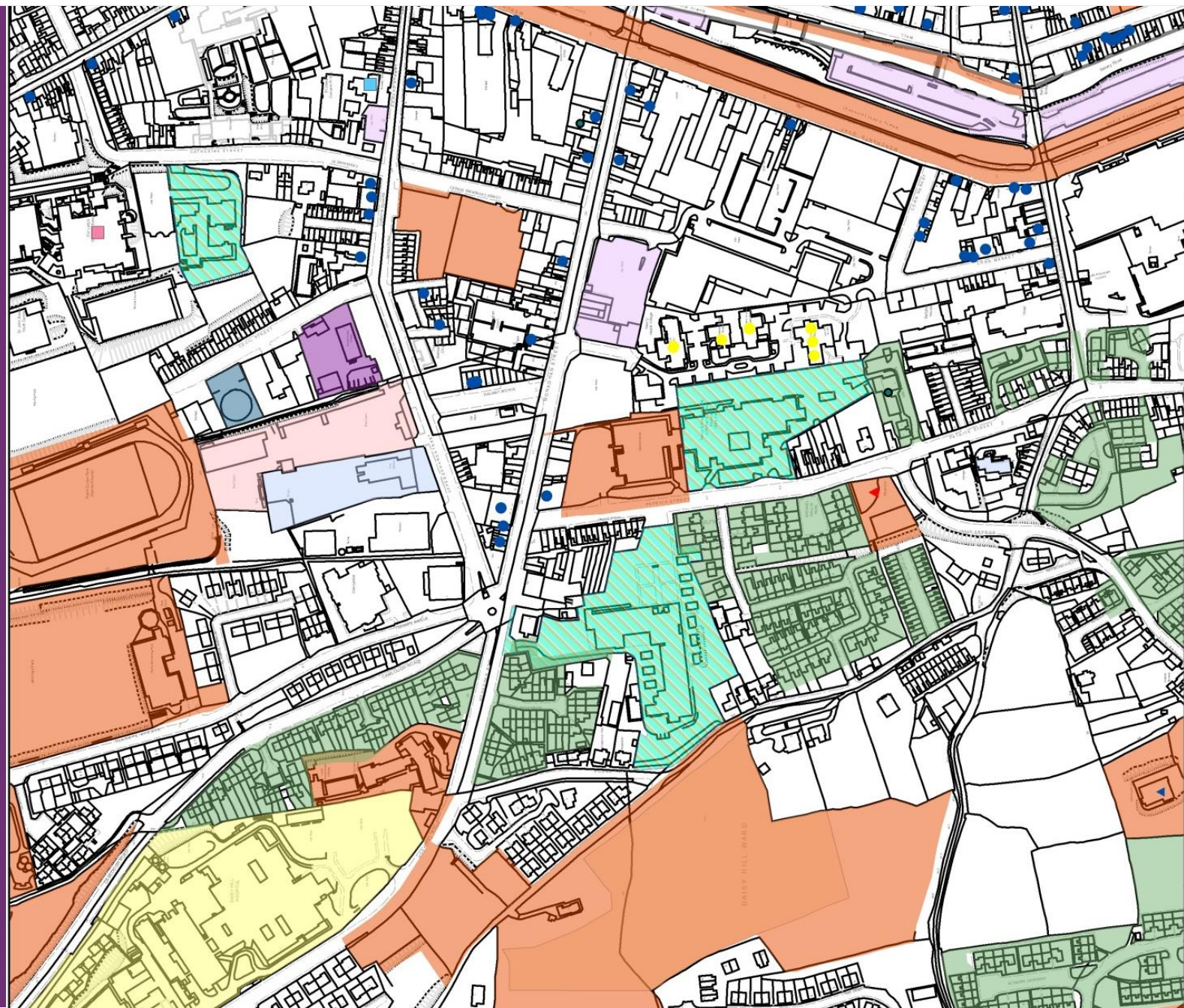
## Theme Three

# Developing asset management capability

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# Data, Technology and Asset Information

## Newry City Centre Public Sector Assets



## Key takeaways



Know where you are going



Culture and skills



Data and technology

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**Case Study:  
Adaptive reuse  
in Portstewart**

**Berne Road  
Café**



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Former toilet  
block





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Current  
Berne Road  
café



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## Success factors



**Proactive client initiative**



**Stakeholder Engagement**



**Knowledge of asset base**

## Key messages



This is a must do



It's about people and  
community



Small investments can  
have big impact

# Moving forward

Further to the launch of the guide we will establish a new forum for estates professionals within Councils.

This will provide an opportunity to;

- Obtain guidance on how to implement the principles of the guide
- Engage with peers from other Councils on asset management and all aspects of estate planning
- Explore delivery vehicles
- Collaborate across Councils and other public sector partners
- Share best practice from successful projects.

## Next steps



The guide is available to download from [niauditoffice.gov.uk/publications](https://niauditoffice.gov.uk/publications)



Complete the checklist in **Annex E** of the guide to audit your current approach to asset management



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